

# Agenda Item

File ID: 2021-3516

Substitute

4/26/2022

Public Hearing: YES ☒ NO ☐

Department: Planning and Sustainability

## SUBJECT:

COMMISSION DISTRICT(S): Commission District 03 Super District 06

Application of Rockhaven Homes LLC c/o Battle Law, P.C. to rezone from R-100 (Residential Medium Lot-100) to RSM (Small Lot Residential Mix) Zoning District to allow the construction of single-family detached homes, at 2717 Whitfield Road.

PETITION NO.: Z-22-1245310 (2021-3516)

PROPOSED USE: Single-family, detached homes.

LOCATION: 2717 Whitfield Road, Ellenwood, Georgia 30294

PARCEL NO.: 15-009-01-001, 15-009-01-002, 15-009-01-006, 15-009-01-008

Information Contact: John Reid, Sr. Planner

Phone Number: 404-371-2155

## PURPOSE:

Application of Rockhaven Homes LLC c/o Battle Law, P.C. to rezone from R-100 (Residential Medium Lot-100) to RSM (Small Lot Residential Mix) Zoning District to allow the construction of single-family detached homes. The property is located on the north side of Linecrest Road and the north and south sides of Whitfield Road, approximately 225 feet east of Bouldercrest Road at 2717, 2698, 2688, and 2670 Whitfield Road in Ellenwood, Georgia. The property has approximately 1,851 feet of frontage along Linecrest Road and 1,000 feet of frontage along Whitfield Road and contains 22.5 acres.

## RECOMMENDATION:

COMMUNITY COUNCIL: (February 9, 2022) Approval. (December 15, 2021) Approval.

PLANNING COMMISSION: (March 1, 2022) Full Cycle Deferral. (November 4, 2021) Full Cycle Deferral.

STAFF RECOMMENDATION: Approval with Conditions (rev. 4/11/2022).

**PLANNING STAFF ANALYSIS:** Since the March 24<sup>th</sup> Board of Commissioners Zoning meeting, the applicant has submitted a revised plan which creates a pocket park near the center of the subdivision (at the northwest intersection of “Street C” and “Street B”) to allow for more optimal pedestrian access. Two lots have been relocated to the northwest side of “Street B” to allow for the re-designed centralized park location. Based on conceptual review, it appears that the revised plan complies with the maximum 600 foot block length along “Street B” between Street “C” to the east and “Street A” to the southwest. The redesign improves traffic circulation. Additionally, there is compliance with the perimeter lot compatibility requirements of the *Zoning Ordinance*, which require that new single-family, detached lots along the perimeter boundary be at least 80% as wide as abutting single-family lots with a 20-foot-wide buffer to ensure compatibility with surrounding properties. The revised plan also provides tabular data demonstrating compliance with maximum building height, lot coverage, and building setback requirements of the *Zoning Ordinance*. The proposed RSM zoning with a density of 3.4 units per acre is consistent with the RSM zoning and development pattern to the north and east containing

single-family detached residential uses (Ward Lake Subdivision) at a density of 3.2 units per acre. Therefore, it is the recommendation of the Planning & Sustainability Department that the application be “Approved” with the recommended conditions.

**PLANNING COMMISSION VOTE: (March 1, 2022) Full Cycle Deferral 8-0-1.** Jon West moved, Vivian Moore seconded for a full cycle deferral to the May 2022 zoning agenda, per Staff recommendation. Jana Johnson abstained. **(November 4, 2021) Full Cycle Deferral 7-0-2.** Jon West moved, Gwendolyn McCoy seconded for Full Cycle Deferral to the March 2022 zoning agenda, per Staff recommendation. Vivian Moore and Jana Johnson abstained.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: (Feb. 9, 2022) Approval 7-0-2.** Applicant answered board members' and a resident's questions about stormwater runoff, parking, and a rental cap, to their satisfaction. **(Dec. 15, 2021) Approval 6-0-0.** Applicant answered board members and a resident's questions about stormwater runoff, parking, and a rental cap, to their satisfaction.

Grid North (GA West Zone)

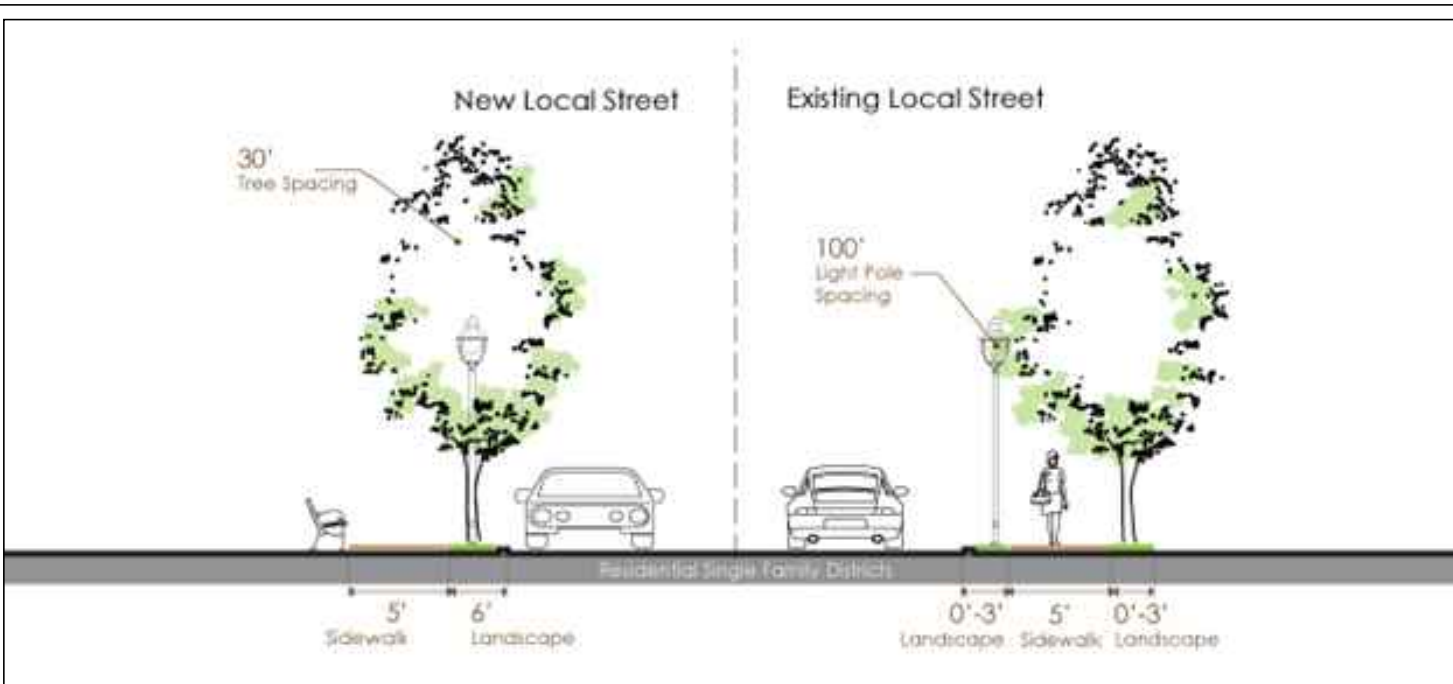


LAND LOT 10  
APPROXIMATE LOCATION  
LAND LOT 10  
LAND LOT 10

BOULDERCREST ROAD  
(60' RIGHT OF WAY)

S 83°31'24" W, Ch.=90.74'  
R=320.02', L=91.05'

LINECREST ROAD (100' RIGHT OF WAY)



Streetscape Figure—Local Streets, Single Family Residential Districts

#### PERIMETER LOT COMPATIBILITY

Sec 5.2.3.B. Compatibility of new lots. Perimeter lots are proposed along the northern property line adjacent to Ward Lake Estates. The lots are in compliance with the two requirements below, per Sec 5.2.3.B. Compatibility of new lots with adjacent lots is demonstrated by the following:

1.The lot width of the new lot is at least eighty (80) percent of the lot width of an adjacent existing subdivision lot;

Adjacent lots are 60' wide. 60' x 80% = 50'  
Proposed lots are 50' in width

3.The new lot provides a minimum transitional buffer of twenty (20) feet;

A 20' wide Buffer has been provided between the proposed lots and the existing adjacent lots.

## COMMON AREA

TOTAL SITE AREA: 22.5 AC  
REQUIRED COMMON AREA: 4.5 AC. (20%)  
PROVIDED COMMON AREA: 4.525 AC (20%)

## PARKING

DETACHED SINGLE FAMILY DWELLINGS:  
MINIMUM =2 SPACES PER DWELLING  
MAXIMUM =4 SPACES PER DWELLING

TOTAL UNITS = 77  
MINIMUM = 2 X 77 = 154 SPACES  
MAXIMUM = 4 X 77 = 308 SPACES

TOTAL PARKING PROVIDED:  
TOTAL PARKING = 77 X 2 GARAGE SPACES  
+ 2 DRIVEWAY SPACES  
TOTAL PARKING PROVIDED = 308 SPACES

## SITE NOTES

TOTAL SITE AREA: 22.5 AC  
ZONING: RSM (SUBURBAN)

## LOT STANDARDS

SETBACKS:

FRONT - 20' MIN.  
SIDE - 3' WITH MIN. 10' SEPARATION  
BETWEEN BUILDINGS  
SIDE CORNER: 20' MIN.  
REAR - 20' MIN.

MINIMUM LOT AREA: 5,000 SF  
MINIMUM LOT WIDTH: 50 FEET  
MAXIMUM LOT COVERAGE: 50%  
MAXIMUM BUILDING HEIGHT: 35 FEET  
MINIMUM HEATED FLOOR: 1,200 SF

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WITHOUT THE WRITTEN PERMISSION OF THIS ENGINEER.

GRAPHIC SCALE - IN FEET  
50 0 100 200 300 400

SITE PLAN

LINECREST ROAD TRACT

LAND LOTS 9 AND 10 • 15TH DISTRICT • DEKALB • GEORGIA



For The Firm  
Travis Pruitt & Associates, Inc.

DATE: March 3, 2022  
SCALE: 1" = 100'

CN: 200188CP06

JN: 200188

FN: ---

SHEET NO: 1



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www.travispruitt.com  
CONTACT PERSON: JOHN MERDER

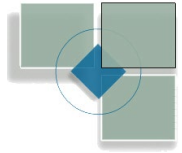
NO	DATE	DESCRIPTION
1	3/3/2022	Zoning Comments
2	3/3/2022	Zoning Comments
3	3/3/2022	Zoning Comments
4	3/3/2022	Zoning Comments
5	3/3/2022	Zoning Comments
6	3/3/2022	Zoning Comments
7	3/3/2022	Zoning Comments



Michael Thurmond  
Chief Executive Officer

## **DeKalb County Department of Planning & Sustainability**

**330 Ponce De Leon Avenue, Suite 500  
Decatur, GA 30030  
(404) 371-2155 / plandev@dekalbcountyga.gov**



**Planning Commission Hearing Date:**

**Board of Commissioners Hearing Date: April 26, 2022**

### **STAFF ANALYSIS**

## **SUBSTITUTE**

<b>Case No.:</b>	Z-22-1245310	<b>Agenda #:</b>	
<b>Location/ Address:</b>	The north side of Linecrest Road and the north and south sides of Whitfield Road, approximately 225 feet east of Bouldercrest Road at 2717, 2698, 2688, and 2670 Whitfield Road in Ellenwood, Georgia.	Commission District: 3 District: 6	Super
<b>Parcel ID:</b>	15-009-01-001,15-009-01-002,15-009-01-006,15-009-01-008		
<b>Request:</b>	To rezone from R-100 (Residential Medium Lot-100) District to RSM (Small Lot Residential Mix) District to allow the construction of single-family, detached homes.		
<b>Property Owner:</b>	SIL SF LLC & Ashbrooke Home Builders, Inc.		
<b>Applicant/Agent:</b>	Rockhaven Homes LLC c/o Battle Law		
<b>Acreage:</b>	22.5		
<b>Existing Land Use:</b>	Single-family home and vacant land		
<b>Surrounding Properties:</b>	Single-family, detached subdivisions and vacant land		
<b>Adjacent Zoning:</b>	<b>North:</b> RSM & R-100 <b>South:</b> NA Clayton County <b>East:</b> RSM <b>West:</b> R-100		
<b>Comprehensive Plan:</b>	SUB (Suburban)	<b>Consistent</b> <input checked="" type="checkbox"/>	<b>Inconsistent</b> <input type="checkbox"/>
<b>Proposed Density:</b>	3.4 units per acre	<b>Existing Density:</b>	NA
<b>Proposed Units/Square Ft.:</b>	77 single-family detached homes	<b>Existing Units/Square Feet:</b>	Vacant Land and Single-Family Home
<b>Proposed Lot Coverage:</b>	NA	<b>Existing Lot Coverage:</b>	NA

**Staff Recommendation: APPROVAL WITH CONDITIONS (Revised 4/20/22)**



## **ZONING HISTORY**

Based on DeKalb County records, it appears that the R-100 zoning of the property has not changed since adoption of the first *Zoning Ordinance* and map in 1956.

## **PROJECT ANALYSIS**

The subject property comprises approximately 22.5 acres on the north side of Linecrest Road and the north and south sides of Whitfield Road, approximately 225 feet east of Bouldercrest Road at 2717, 2698, 2688, and 2670 Whitfield Road in Ellenwood, Georgia. The site contains vacant land and a single-family structure. The site slopes moderately upward from the southwest to the northeast. The site currently has an abundance of mature trees and vegetation.

Since the March 24<sup>th</sup> Board of Commissioner meeting the applicant has submitted a revised plan which creates a pocket park near the center of the subdivision (at the northwest intersection of “Street C “ and “Street B” ) to allow for more optimal pedestrian access. Two lots have been relocated to the northwest side of “Street B” to allow for the re-designed centralized park location. Based on compliance with the 600-foot maximum block length and two full service access roads off of Linecrest Road, the redesign provides for appropriate traffic circulation.

Additionally the revised plan demonstrates compliance with the perimeter lot compatibility requirements of the Zoning Ordinance which require that new single-family detached lots along the perimeter boundary be at least 80% as wide as abutting single-family lots with a 20-foot wide buffer to ensure compatibility with surrounding properties. The revised plan also provides tabular data demonstrating compliance with maximum building height, lot coverage, and building setback requirements of the Zoning Ordinance. No transitional buffers are required since the plan shows single-family detached lots along the external boundaries which abut existing single-family lots. The proposed RSM zoning and density of 3.4 units per acre is consistent with the existing RSM zoning to the north and east with densities of 3.2 units per acre. The proposed 5,000 square foot lots and 50-foot wide lot widths are generally consistent with the 6,000 square foot lots of the RSM zoned subdivision to the north and east (Ward Lake Subdivision).

The RSM Zoning District allows a base maximum density of four (4) units per acre, with a maximum density up to eight (8) units per acre if certain community enhancements or provisions are provided. Since the proposed density is 3.4 units per acre, no density bonuses are required.

**Supplemental Requirements:** There are no supplemental regulations in the *Zoning Ordinance* for single-family, detached homes.

## **Compliance with District Standards:**

STANDARD	RSM REQUIREMENT	PROPOSED	COMPLIANCE
MAX DENSITY	4-8 units per acre	3.4 units per acre	Yes.
LOT AREA (MIN)	5,000 s.f.	5,000 s.f.	Yes
LOT WIDTH (MIN)	50 ft	50 ft	Yes

MAX. LOT COVERAGE	50%	50%	Yes
FRONT SETBACK	20 ft	20 ft	Yes
REAR SETBACK	20 ft	20 ft	Yes
SIDE SETBACK	3 ft from p/l with min. 10 feet between buildings	3 feet from p/l with min. 10 feet between buildings	Yes
MAX. BLDG. HEIGHT	35 feet	35 feet	Yes
MIN UNIT SIZE	1,200 s.f.	2,280 s.f.	Yes
MIN OPEN SPACE	20%	22%	Yes
TRANSITIONAL BUFFER	None required since single-family detached units are proposed along perimeter of site abutting single-family detached subdivisions	20 foot buffer along norther property line	Yes
PERIMETER LOT COMPATIBILITY	Lots on the external boundary of the site must be at 80% as wide as abutting lots of established subdivisions with a 20-foot wide transitional buffer.	Yes—plan provides for lots that are 80% as wide as abutting lots with a 20-foot wide transitional buffer.	Yes
STREETSCAPE IMPROVEMENTS	6 ft wide Landscape strip 5 ft wide sidewalk Street trees every 30 feet Street lights every 100 feet	Information not provided.	Undetermined—non-compliance will necessitate variances
PARKING	Min of 154 spaces (2 spaces per dwelling unit).  Max of 308 spaces (4 spaces per dwelling unit)	308 spaces	Yes

## LAND USE AND ZONING ANALYSIS

**Section 27-7.3.5 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:**

Based on the submitted information, it appears that the proposed rezoning request is consistent with the policies and strategies of the Suburban Character Area and the *2035 Comprehensive Plan* to protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density (Suburban Residential Protection Strategy, pg. 115).

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

Based on the submitted information, it appears that the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The proposed density of 3.4 units per acre is consistent with the RSM zoning and development pattern to the north and east containing single-family detached residential uses (Ward Lake Subdivision) at a density of 3.2 units per acre. Additionally, the proposed 5,000 square foot lots and 50-foot wide lot widths are generally consistent with the 6,000 square foot lots of the RSM zoned subdivision to the north and east (Ward Lake Subdivision).

Since the March 24<sup>th</sup> Board of Commissioner meeting the applicant has submitted a revised plan which creates a pocket park near the center of the subdivision (at the northwest intersection of "Street C " and "Street B" ) to allow for more optimal pedestrian access. The redesign improves traffic circulation. Additionally, there is compliance with the perimeter lot compatibility requirements of the Zoning Ordinance which require that new single-family detached lots along the perimeter boundary be at least 80% as wide as abutting single-family lots with a 20-foot-wide buffer to ensure compatibility with surrounding properties. The revised plan also provides tabular data demonstrating compliance with maximum building height, lot coverage, and building setback requirements of the Zoning Ordinance.

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

It appears that the property may have a reasonable economic use with current R-100 zoning, which allows single-family, detached residential development.

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

Based on the submitted information, it does not appear that the zoning proposal will adversely affect the usability or adjacent or nearby property. Since the March 24<sup>th</sup> Board of Commissioner meeting the applicant has submitted a revised plan which creates a pocket park near the center of the subdivision (at the northwest intersection of "Street C " and "Street B" ) to allow for more optimal pedestrian access. Two lots have been relocated to the northwest side of "Street B" to allow for the re-designed centralized park location. The redesign improves traffic circulation. Additionally, there is compliance with the perimeter lot compatibility requirements of the Zoning Ordinance which require that new single-family detached lots along the perimeter boundary be at least 80% as wide as abutting single-family lots with a 20-foot-wide buffer to ensure compatibility with surrounding properties. The revised plan also provides tabular data demonstrating compliance with maximum building height, lot coverage, and building setback requirements of the Zoning Ordinance.

**E. *Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal:***

There do not appear to be 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.

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

Based on the submitted information, no historic buildings, sites, districts, or archaeological resources are located on the subject property or in the surrounding area.

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

There has been no indication from reviewing departments and agencies that the proposal would cause excessive use of utilities. At the time of this writing the DeKalb County Transportation Department was still in review of the plan. The applicant will need to obtain a sewer capacity letter from the Department of Watershed Management to verify if sewer capacity is available.

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

The proposed development is not expected to have unusual impacts on the natural environment.

**Planning and Sustainability Department Recommendation: APPROVAL WITH CONDITIONS (REVISED 4/20/22)**

Since the March 24<sup>th</sup> Board of Commissioner meeting the applicant has submitted a revised plan which creates a pocket park near the center of the subdivision (at the northwest intersection of "Street C " and "Street B" ) to allow for more optimal pedestrian access. Two lots have been relocated to the northwest side of "Street B" to allow for the re-designed centralized park location. Based on compliance with the 600-foot maximum block length and two full-service access roads off of Linecrest Road, the redesign provides for appropriate traffic circulation. Additionally there is compliance with the perimeter lot compatibility requirements of the Zoning Ordinance which require that new single-family detached lots along the perimeter boundary be at least 80% as wide as abutting single-family lots with a 20-foot wide buffer to ensure compatibility with surrounding properties. The revised plan also provides tabular data demonstrating compliance with maximum building height, lot coverage, and building setback requirements of the Zoning Ordinance. The proposed RSM zoning with a density of 3.4 units per acre is consistent with the RSM zoning and development pattern to the north and east containing single-family detached residential uses (Ward Lake Subdivision) at a density of 3.2 units per acre. Therefore, it is the recommendation of the Planning & Sustainability Department that the application be "Approved" with the following recommended conditions:

1. Maximum of 77 single-family detached lots shall be developed on the property.
2. General compliance with the site plan received by the Planning Department on March 3, 2022 titled "Linecrest Road Tract."
3. A minimum of 20% open space shall be provided.



4. Healthy trees within the 20-foot transitional buffer along the north property line shall be preserved and supplemented with new trees to form an effective visual screen as approved by the County Arborist prior to the issuance of any certificates of occupancy.
5. Verify that the access point meets intersection and stopping sight distance based on AASHTO design guidelines when submitting for permitting
6. All housing units built in the development shall be "solar-ready" and have electric service panels with sufficient capacity to accommodate electric-vehicle charging within the garages and solar roof panels. The builder shall offer a solar package to all prospective purchasers.
7. The electrical panel shall be sized to accommodate a 40-amp double pole breaker on the opposite end of the panel labeled "reserved for solar."
8. A minimum of one 240-volt AC plug will be installed in each garage to accommodate electric vehicle charging.
9. All homes shall comply with the applicable provisions of Article 5 of the *Zoning Ordinance* related to building form and design.

**Attachments:**

1. Public Works Department Comments
  - a. Land Development Division
  - b. Traffic Engineering Division
2. Watershed Management Department Comments
3. Board of Health Comments
4. Board of Education Comments
5. Application
6. Site Plan
7. Zoning Map
8. Aerial Photograph
9. Photographs

N1- No comment

N2. Please see chapter 5 of the zoning code and chapter 14-190 of the land development code for infrastructure requirements. **Linecrest Rd** is classified as a collector road. Infrastructure Requirements: 35 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. Verify that the access point meets intersection and stopping sight distance based on AASHTO design guidelines when submitting for permitting. Interior roads require a 27.5 foot right of way dedication from the centerline or such that all public infrastructure is on county right of way. Requires a 6 foot landscape strip, 6 foot sidewalk and street lights. Code Section 14-200 (e): 79 lots require two access points. This will require a variance to the Land Development Code prior to land development permit approval from the Transportation Division at time of permitting.

N3. No Comment.

N4 & N5. Memorial Drive is a State Route. GDOT review and approval required prior to permitting at land development stage.

N6. No comment

N7. No comment

N8. Please see chapter 5 of the zoning code and chapter 14-190 of the land development code for infrastructure requirements. Rockbridge Rd is classified as a minor arterial. Infrastructure Requirements: 40 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. Verify that the access point meets intersection and stopping sight distance based on AASHTO design guidelines when submitting for permitting. Interior roads require a 27.5 foot right of way dedication from the centerline or such that all public infrastructure is on county right of way. Requires a 6 foot landscape strip, 6 foot sidewalk and street lights. Please note that the top section appears to have more lots per access than the code allows (Code Section 14-200 (e)- more than 75 units requires 2 access points). If access is allowed on Pepperwood- then Pepperwood to Hickory Hills Trail and Hickory Hills Drive to Rockbridge should be resurfaced by the developer and sidewalks added to connect to the new sidewalks in the proposed neighborhood to offset impacts. I would prefer to see the sidewalks added all the way to Rockbridge via Hickory Hills Trail and Hickory Hills Drive to reduce impacts to the existing property owners, if the existing property owners so desire sidewalks, but, at a minimum, the one lot sidewalk gap on Pepperwood should be eliminated.

N9. No comment



**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO  
MICHELLE ALEXANDER [mmalexander@dekalbcountyga.gov](mailto:mmalexander@dekalbcountyga.gov) AND/OR LASONDRA HILL  
[lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)**

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

Case No.: Z-22-1245310

Parcel I.D. #: 15-009-01-001, 15-009-01-002, 15-009-01-006, 15-009-01-008

Address: 2717, 2698, 2688, and 2670

Whitfield Road

Ellenwood, Georgia 30294

**WATER:**

Size of existing water main: 8" adequate (adequate/inadequate)

Distance from property to nearest main: ~325 ft. on Bouldercrest

Size of line required, if inadequate: \_\_\_\_\_

**SEWER:**

Outfall Servicing Project: Conley Creek

Is sewer adjacent to property: Yes ( ) No (x) If no, distance to nearest line: ~1200 ft. to the northeast

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

Sewage Capacity: 36 (MGPD) Current Flow: 28.3 (MGPD)

**COMMENTS:**

No adjacent sewer. It would require a sizable extension to service this location.

Signature: \_\_\_\_\_

12/20/2021

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](http://www.dekalbhealth.net)

12/20/2021

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N.1

SLUP-22-1245307 2021-3515 16-059-01-227

2038 Mallard Way, Lithonia , GA 30058

☐ Amendment

- Please review general comments

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N.2

Z-22-1245310 2021-3516 15-009-01-001, 15-009-01-006, 15-009-01-008

2712 Whitfield Road, Ellenwood, GA 30294

☐ Amendment

- Please review general comments.
- Onsite Septic installed on surrounding property at 2241 Whitfield Drive on 06/29/1972 and 2281 Whitfield Drive on 09/06/1973 on 09/06/1073.

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N.3

SLUP-22-1245311 2021-3517 18-091-01-063

971 North Road, Stone Mountain, GA 30083

☐ Amendment

- Please review general comments
- Onsite septic system installed on property 754 North Hairston , Stone Mountain on 12/30/2003 (surrounding location).

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N.4

CZ-22-1245311 2021-3518 15-217-04-024

3644 Memorial Drive, Decatur, GA 30032

☐ Amendment

- Please review general comments.
- Onsite septic system installed on property 3232 Memorial Drive on 4/21/1970 indication of possible system within surrounding property.

## DeKalb County Board of Health

404.508.7900 • [www.dekalbhealth.net](http://www.dekalbhealth.net)

12/20/2021

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N.4

SLUP-22-1245321 2021-3519 15-217-04-024

3622 Memorial Drive, Decatur, GA 30032

☐ Amendment

- Please review general comments.
- Onsite septic system installed on property 3232 Memorial Drive on 4/21/1970 indication of possible system within surrounding property.

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N.6

SLUP-22-1245322 2021-3520 15-023-01-142

3956 Ambrose Ridge Ct. , Ellenwood, GA 30294

☐ Amendment

- Please review general comments.

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N.7

SLUP-22-1245323 2021-3521 15-183-05-015

1691 Candle Road, Decatur, Ga 30032

☐ Amendment

- Please review general comments.
- Onsite septic system installed on property 1888 Candler Road in 01/13/1959 indication of possible system within surrounding property.

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N.8

Z-22-1245331 2021-3522 / 18-039-03-027, 18-039-03-029, 18-039-03-038,  
18-039-03-039, 18-039-03-040, 18-039-03-041, 18-039-03-044, 18-039-03-  
110, 18-039-03-112,

499 Rockbridge Road, Stone Mountain, GA 30083

☐ Amendment

- Please review general comments.
- Onsite septic system installed on property 4995 Rockbridge Road in 05/04/1964 indication of possible system within surrounding property.



## DeKalb County Board of Health

404.508.7900 • [www.dekalbhealth.net](http://www.dekalbhealth.net)

12/20/2021

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N.9

SLUP-22-1245330 2021-3525 /15-061-02-062

3640 Platina Park Court, Decatur, GA 30034

☐ Amendment

- Please review general comments.

**DeKalb County School District  
Development Review Comments**

**Analysis Date:** 12/20/2021

**Submitted to:** DeKalb County

**Case #:** Z-22-1245310

**Parcel #:** 15-009-01-001/-002/-006/-008

**Name of Development:** Linecrest Road Tract  
**Location:** 2717 Whitfield Rd, Ellenwood

**Description:** Single-family detached development with 79 units

**Impact of Development:** When fully constructed, this development would be expected to generate 42 students: 9 at Cedar Grove Elementary School, 7 at Cedar Grove Middle School, 10 at Cedar Grove High School, 15 at other DCSD schools, and 1 at private school. All three neighborhood schools have capacity for additional students.

	Cedar Grove Elementary School	Cedar Grove Middle School	Cedar Grove High School	Other DCSD Schools	Private Schools	Total
<b>Current Condition of Schools</b>						
Capacity	672	1,290	1,271			
Portables	0	0	0			
Enrollment (Oct. 2021)	529	776	1,169			
Seats Available	143	514	102			
Utilization (%)	78.7%	60.2%	92.0%			
<b>New students from development</b>	9	7	10	15	1	42

New Enrollment	538	783	1,179
New Seats Available	134	507	92
New Utilization	80.1%	60.7%	92.8%

	Attend Home School	Attend other DCSD School	Private School	Total
<b>Yield Rates</b>				
Elementary	0.1152	0.1066	0.0080	0.2298
Middle	0.0919	0.0315	0.0057	0.1291
High	0.1266	0.0424	0.0051	0.1742
<b>Total</b>	<b>0.3338</b>	<b>0.1805</b>	<b>0.0188</b>	<b>0.5331</b>
<b>Student Calculations</b>				
<b>Proposed Units</b>	79			
<b>Unit Type</b>	SF			
<b>Cluster</b>	Cedar Grove High School			
	Attend Home School	Attend other DCSD School	Private School	Total
<b>Units x Yield</b>				
Elementary	9.10	8.42	0.63	18.15
Middle	7.26	2.49	0.45	10.20
High	10.01	3.35	0.40	13.76
<b>Total</b>	<b>26.37</b>	<b>14.26</b>	<b>1.48</b>	<b>42.11</b>
	Attend Home School	Attend other DCSD School	Private School	Total
<b>Anticipated Students</b>				
Cedar Grove Elementary School	9	9	1	19
Cedar Grove Middle School	7	3	0	10
Cedar Grove High School	10	3	0	13
<b>Total</b>	<b>26</b>	<b>15</b>	<b>1</b>	<b>42</b>



## DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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

### DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

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

- **Storm Water Management**

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

**Additionally, looking at the conceptual plan provided, the two proposed detention ponds discharge points are towards existing adjacent properties (based on the drainage easements shown). Concentrated flow cannot be directed towards adjacent properties or leaving the site. An easement will be required through those adjacent properties to convey the discharge to an existing storm sewer structure or to prevent adverse effect on adjacent properties.**

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area was not indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development

permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations.

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 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.



(N-2)

**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO  
MICHELLE ALEXANDER [mmalexander@dekalbcountyga.gov](mailto:mmalexander@dekalbcountyga.gov) AND/OR LASONDRA HILL  
[lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)**

**COMMENTS FORM:  
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: Z-22-1245310 Parcel I.D. #: 15-009-91-001

Address: 2717  
Whitfield Rd  
Ellenwood, GA

002  
006  
008

LINECAST Rd Adjacent Roadway (s): MAJOR  
(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) 6/7<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.

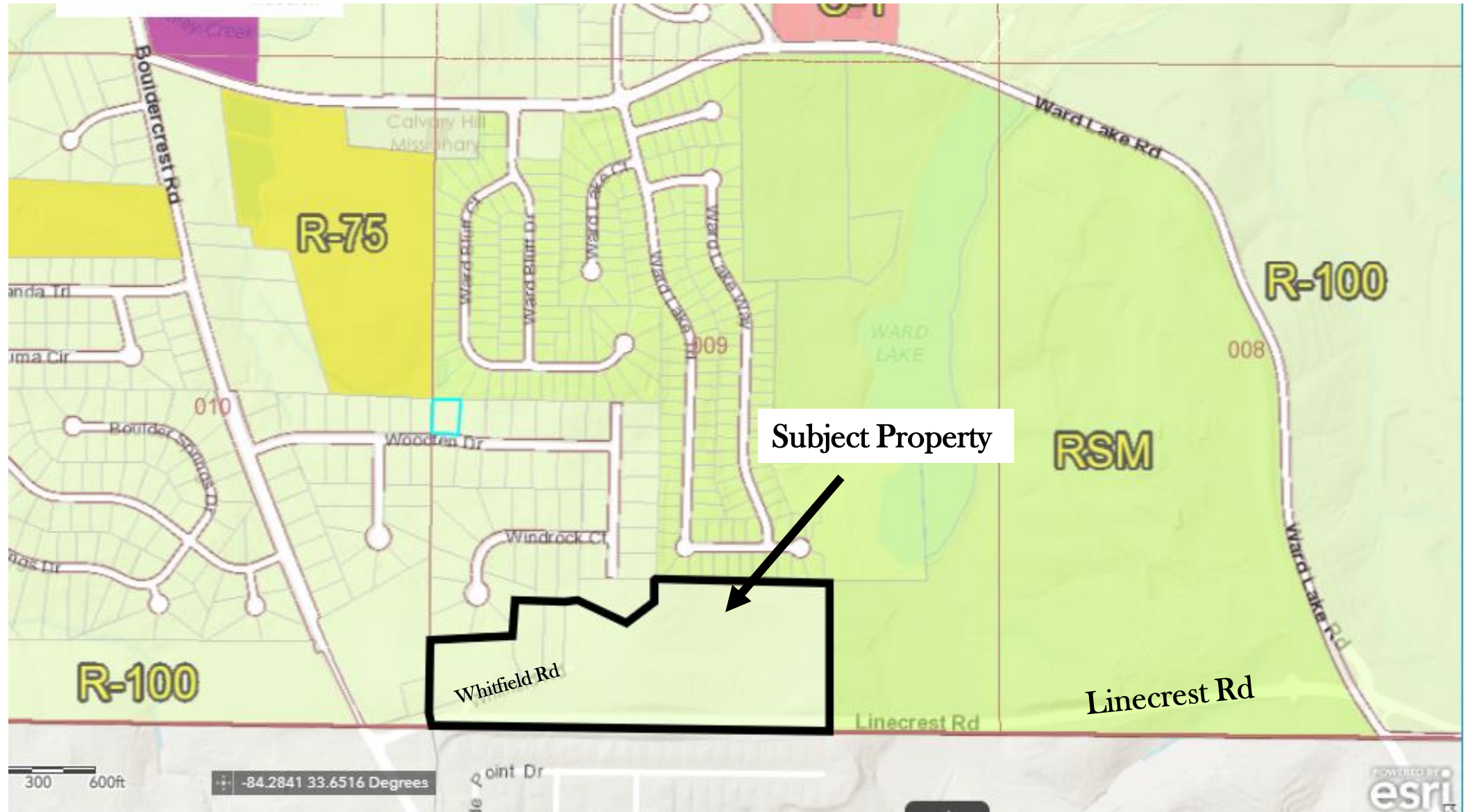
COMMENTS:

Plans and field reviewed. Nothing found that would disrupt traffic pattern flow.

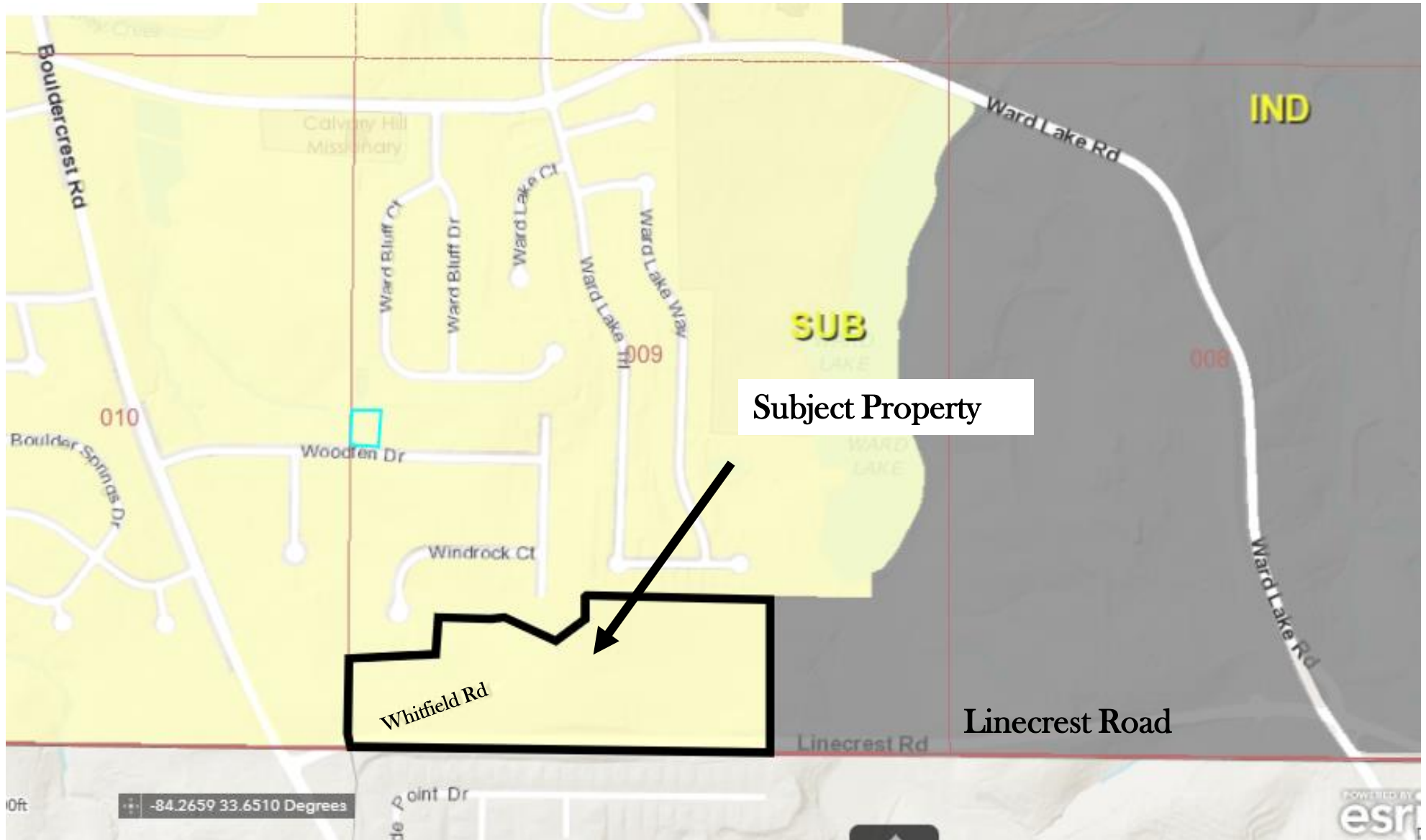
Signature: [Signature]

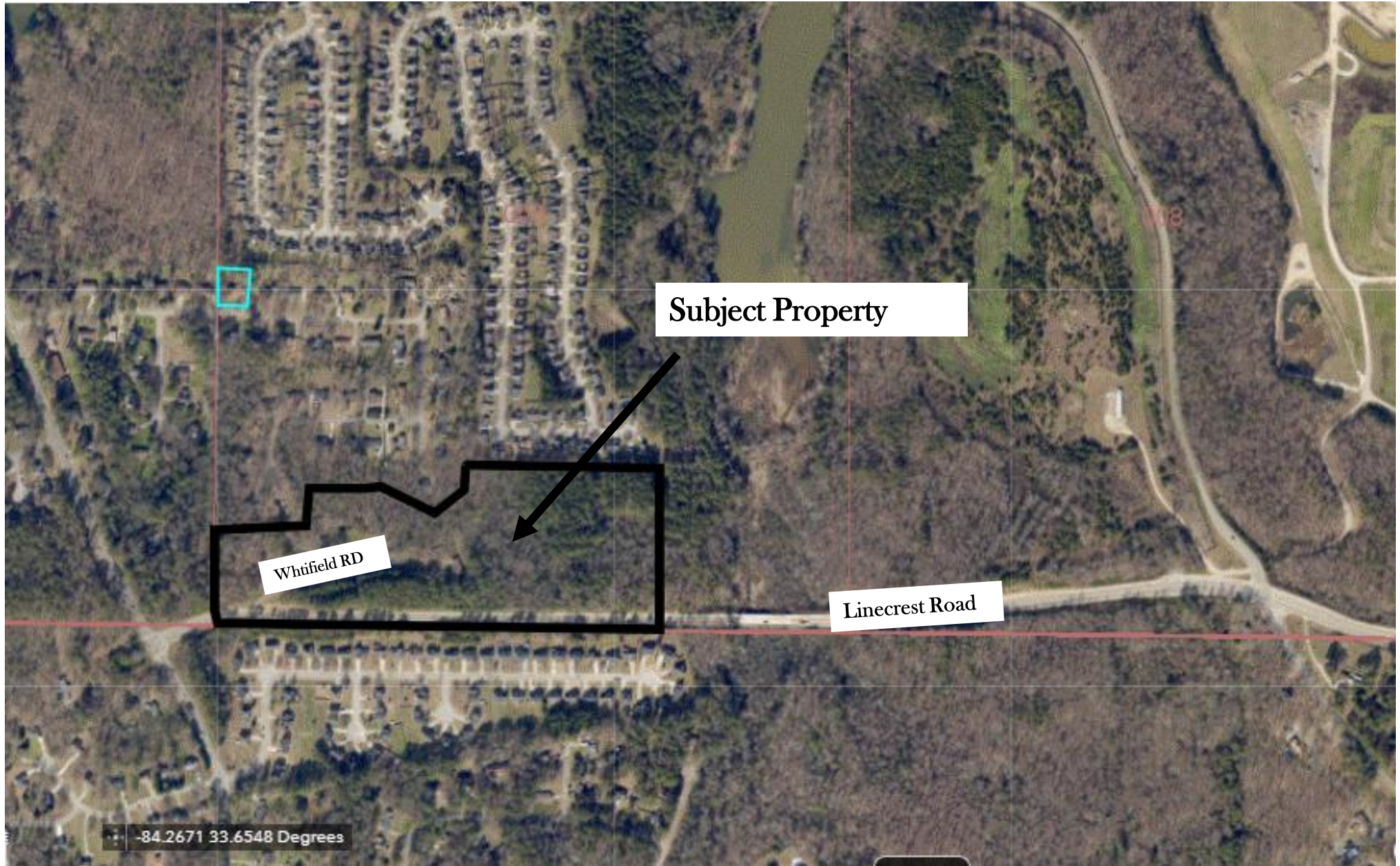
Z 22 1245310

# ZONING MAP

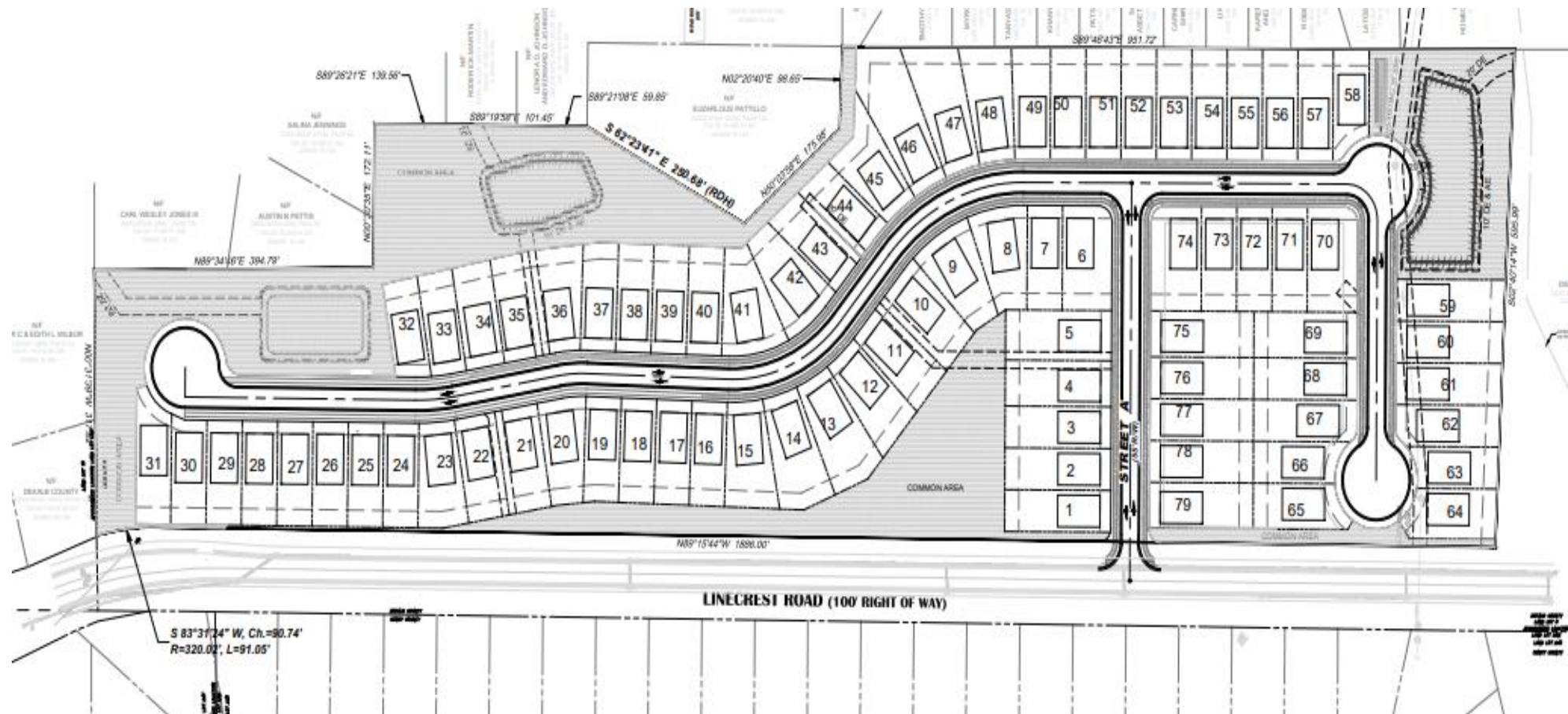


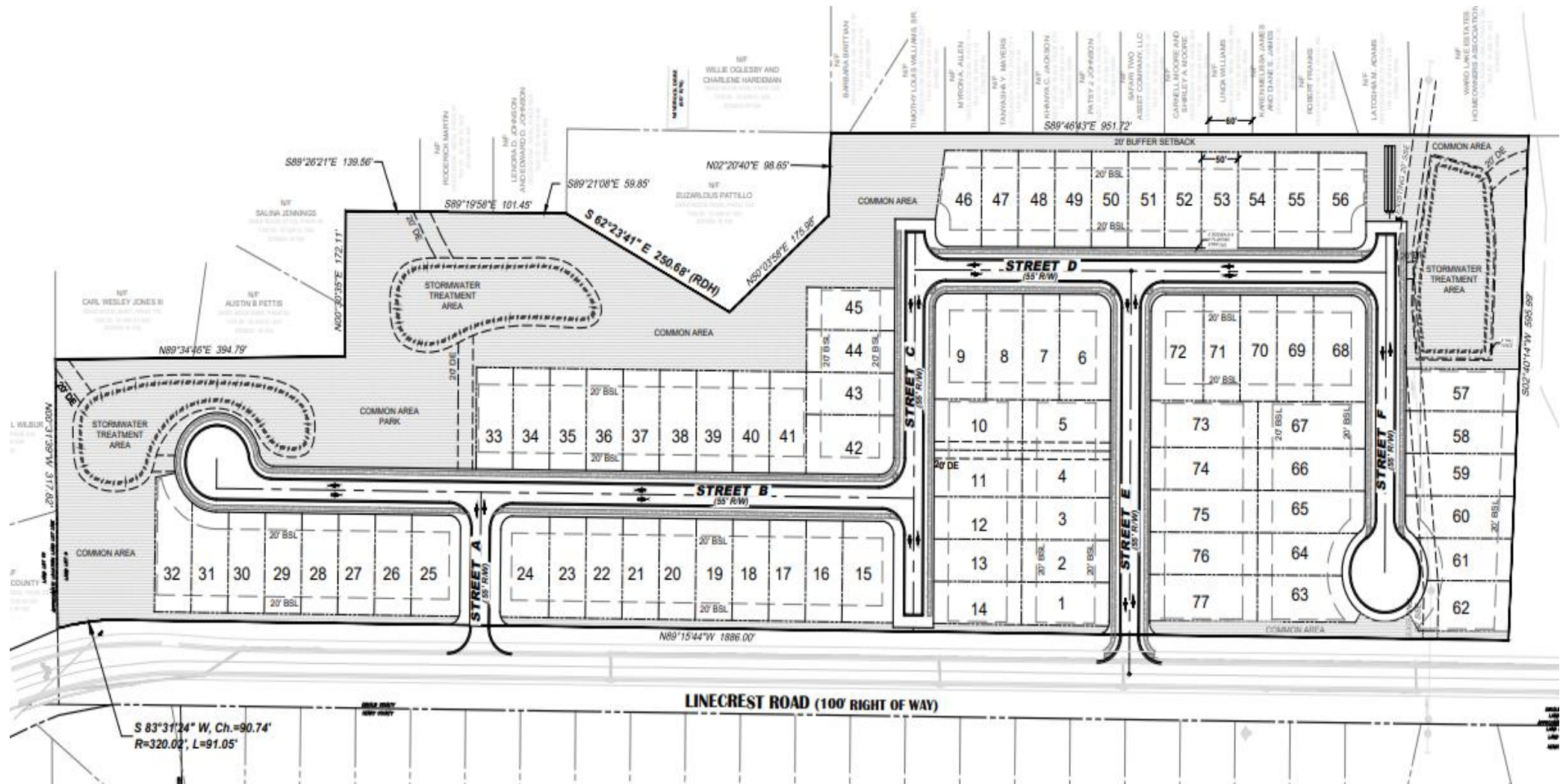
















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**Rezoning Application to Amend the Official Zoning Map of DeKalb  
County, Georgia**

Date Received: \_\_\_\_\_ Application No: \_\_\_\_\_

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Applicant Name: Rockhaven Homes, LLC c/o Battle Law, P.C.

Applicant E-Mail Address: mlb@battlslawpc.com

Applicant Mailing Address: 3562 Habersham at Northlake Building J, Suite 100, Tucker, Georgia 30084

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Applicant Daytime Phone: 404-601-7616 Fax: \_\_\_\_\_

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Owner Name: See Attached List of Owners  
If more than one owner, attach list of owners.

Owner Mailing Address: \_\_\_\_\_

Owner Daytime Phone: \_\_\_\_\_

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Address of Subject Property: 2717, 2698, 2688, 2670 Whitfield Road, Ellenwood, Georgia 30294

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Parcel ID#: 15 009 01 001, 15 009 01 008, 15 009 01 006, 15 009 01 002

Acreage: 22.5 Commission District: District 3, Super District 6

Present Zoning District(s): R-100

Proposed Zoning District: RSM

Present Land Use Designation: SUB

Proposed Land Use Designation (if applicable): \_\_\_\_\_



**2021-3516**

**SUBSTITUTE**

**RECOMMENDED ZONING CONDITIONS**

**04-26-2022**

1. Maximum of 77 single-family detached lots shall be developed on the property.
2. General compliance with the site plan dated March 3, 2022 titled "Linecrest Road Tract."
3. A minimum of 20% open space shall be provided.
4. Healthy trees within the 20-foot transitional buffer along the north property line shall be preserved and supplemented with new trees to form an effective visual screen as approved by the County Arborist prior to the issuance of any certificates of occupancy.
5. Verify that the access point meets intersection and stopping sight distance based on AASHTO design guidelines when submitting for permitting.
6. All housing units built in the development shall be "solar-ready" and have electric service panels with sufficient capacity to accommodate electric-vehicle charging within the garages and solar roof panels. The builder shall offer a solar package to all prospective purchasers.
7. The electrical panel shall be sized to accommodate a 40-amp double pole breaker on the opposite end of the panel labeled "reserved for solar."
8. A minimum of one 240-volt AC plug will be installed in each garage to accommodate electric vehicle charging.
9. All homes shall comply with the applicable provisions of Article 5 of the *Zoning Ordinance* related to building form and design.