



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: May 5 , 2020, 6:30 P.M.
Board of Commissioners Hearing Date: May 28, 2020, 6:30 P.M.**

STAFF ANALYSIS

Case No.: CZ-20-1243853 **Agenda #:** N. 8

Location/Address: 3458, 3468, and 3478 Mountain Drive **Commission District:** 4 **Super District:** 6

Parcel ID(s): 15-251-01-020, -027, & -028

Request: A Major Modification of conditions of zoning pursuant to CZ-18-22125 for a mixed commercial, multifamily residential, and single-family residential development in an MU-5 (Mixed Use-5) district, to now increase the number of townhomes from 51 to 57 and reduce the number of single-family homes from 19 to 15.

Property Owner(s): Avondale Park, LLC

Applicant/Agent: Felipe Castellanos/Avondale Park, LLC

Acreage: 9.32 acres

Existing Land Use: Undeveloped, wooded

Surrounding Properties: To the northwest, north, and northeast (zoned MR-2): the Oak Creek Apartment Homes; to the east (zoned C-1): the DeKalb County Tax Commissioner’s Office; to the southeast(zoned OI): DeKalb County Juvenile Court; to the south and southwest (zoned OI): the Park Plaza office park; to the west(zoned R-75): the Farrar Court single-family subdivision.

Proposed Density: 7.72 units/acre	Existing Density: N.A. (undeveloped)
Proposed Units/Square Ft.: 72 units/184,800 s.f. nonresidential (office & retail) floor area	Existing Units/Square Feet: N.A. (undeveloped)
Proposed Lot Coverage: Not applicable Proposed Open Space: 21.6%	Existing Lot Coverage: None (undeveloped)

Zoning History

In 2015, the Board of Commissioners approved a redevelopment proposal for the site, pursuant to CZ-15-19943, which consisted of 11 single-family lots, 35 townhome units, 60 multifamily residential units, 149,100 square feet of office space, and 35,700 square feet of retail space. The BOC approved conditions regarding the site plan, a buffer on the west side of the property, the landscape plan, light fixtures, runoff and sedimentation, stormwater management, open space, floor area of residential units, building form, and allowed uses. In 2018, the Board of Commissioners approved a Major Modification to the approved conditions of CZ-15-19943 that eliminated the multifamily residential component, and increased the townhome units to 51. The conditions remained

substantially the same as for the 2015 proposal. The 2015 proposal rezoned the property from C-1 (Local Commercial) to PC-3 (Pedestrian Community). PC-3 was converted to MU-5 when the zoning map was updated in September, 2015. The property had acquired the unconditioned C-1 classification in 1985.

The applicant has requested the Major Modification to allow changes to the mixture of uses and housing types in the proposed development, compared to the 2018 site plan. The following table compares the current proposal with the 2018 proposal.

Current Proposal	2015 Proposal
Residential Uses: 15 single-family detached homes 57 fee-simple attached townhomes Total: 72 units	Residential Uses: 19 single-family detached homes 51 fee-simple attached townhomes Total: 70 units
Non-residential Uses: Office – 149,100 s.f. Retail – 35,700 s.f.	Non-residential Uses: Office – 149,100 s.f. Retail – 35,700 s.f.
Open Space: 21.6% All residential units w/in .25 mile from park	Open Space: 21.6% All residential units w/in .25 mile from park

PROJECT ANALYSIS

The subject property is a 9.32 acre site on the north side of Mountain Drive, a four-lane collector. The property is comprised of three parcels that appear to have once been developed with single-family homes. Although the properties are vacant, the remnants of three driveway entrances from Mountain Lane and cleared areas approximately 150 feet from each front property line indicate that homes were formerly located on the parcels. Around the cleared areas, the lots are densely wooded.

The property is located slightly less than a quarter of a mile northeast of the Kensington-Memorial Drive MARTA station. It is included in the 2035 Comprehensive Plan as part of the “Business Lifestyle Center Tier”, which suggests use for office space or office-related land uses. It is shown in the 2002 Livable Centers Initiative (LCI) study to be adjacent to a mixed office and commercial center. It was not included in the 2013 Kensington-Memorial Drive LCI Supplement.

Adjoining and surrounding land uses include the DeKalb County Tax Commissioner’s office to the east, the Park Plaza office park across Mountain Drive to the south, the Farrar Court single-family residential subdivision to the west, and the Avondale Hills mixed use development to the west. Avondale Hills was rezoned in 2018 and consists of 115 single-family detached and attached townhome units, and non-residential space. The single-family detached and townhome components of Avondale Hills are nearing completion. Older residential developments are located to the west, within ½ mile of the subject property. Residential units within ½ mile walking distance of the Kensington MARTA Station are as follows:

- Pine Tree Circle apartments – 1971-74 DKCo Development Authority,
- Berkeley Village Condos on Emerial – 2007-08 ,
- Stratford Green townhomes – 1983 - 85)
- Avondale Hills – 2018-2020: 115 units

- Farrar Court –early 1950s:

The application under consideration has been modified to consist of 72 residential units, two buildings with 74,550 square feet of office space and 1,500 square feet of retail each, and a 31,200 square foot retail building located at the front of the site. A 36,560 square foot park is located at the front third of the site, and a 9,255 square foot park is located in the rear third of the site. 290 spaces for non-residential uses are provided in a parking deck; 56 surface spaces for non-residential parking are provided next to the non-residential buildings and the larger park. Vehicular access to the site is provided by two curb cuts on Mountain Drive. Interior vehicular circulation is provided by 16 – 28-foot wide private streets and alleys. The townhome units have a pedestrian circulation system that allows approximately two thirds of the front doors to face one of the parks or the front of another townhome.

The townhomes are proposed to be a maximum of 35 feet high. The rear yards of several townhouse units along the western property line are located closer to the property line than the minimum of 50 feet required for the transitional buffer, and need to be screened with a combination evergreen landscape screen and opaque wall. In addition, because the rear yards of the single-family homes on the eastern side of the site will overlook the County Tax Commissioner’s office and parking lot, they should be screened to provide privacy to the residents of the homes.

Staff has advised the developer that if any of the buildings are more than 30 feet high, the International Fire Code requires adjoining streets to have a paved width of at least 26 feet. Because some of the streets and alleys are 16 and 24 feet wide, some modifications to the site plan might be necessary when the plan is reviewed by Fire Department staff for the land development permit.

Transportation Considerations:

The 2015 Georgia Regional Transportation Authority (GRTA) approval of the development had no transportation conditions. The County’s Transportation Division reviewed the 2015 proposal and recommended that two lanes be removed from Mountain Drive, as follows: “Provide the traffic study and the conceptual design for a road diet (road lanes reduced) on Mountain Drive to include the removal of two vehicular lanes and the addition of bicycle lanes and enhanced pedestrian crosswalks to the Kensington MARTA station based on CTP Project 6031 prior to the issuance of any land disturbance permits.”

Because of its proximity to a MARTA station, the Avondale Park proposal was reviewed by the ARC as an “Area Plan” and was approved with no zoning conditions. A letter from MARTA dated May 20, 2016, states: “The pedestrian network along Mountain Drive to the station is poor. We urge the developer to work with the local jurisdiction, GDOT, and MARTA to improve the pedestrian connections to the station along Mountain Drive.” The developer has constructed a sidewalk along the front of the property; however, a developer contribution for a pedestrian crossing of some kind has not ever been a part of the approved conditions for the project. In 2018, the County Transportation Division commented that the sidewalk along the front of the property would allow pedestrians to walk to the intersection of Mountain Drive and Memorial Drive and then on a sidewalk along the north side of Memorial Drive to the Kensington-Memorial MARTA station. Because, however, pedestrians tend to make the shortest, most direct travel routes to their destinations, they might be tempted to cross Mountain Drive in a more direct and more dangerous manner. Based on the quantity of existing residences on the north side of Mountain Drive in the immediate vicinity of the subject property, new homes that are being constructed in the Avondale Hills development, and new homes that have been proposed in the development under consideration in

this staff report, staff suggests that a pedestrian crossing from the north side of Mountain Drive to the MARTA station be a priority for future road projects in the area.

Compliance with District Standards:

MU-5 STANDARD	REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE
MAX. D.U.s/ACRE (BASE, W/BONUSES)	Base: 40 d.u.s/acre; w/bonuses: 60 d.u.s/ac.	7.72 units/acre	Yes
MIN. STREET FRONTAGE	50	358	Yes
OVERALL SITE SETBACK	Rear: Min. 10 ft.	11.5 ft.	Yes
MIN. OPEN SPACE	10% of total parcel acreage All residential units w/in .25 mile (1,320 feet) from park	21.6% All units w/in 305 ft. from park or closer	Yes Yes
MIN. TRANSITIONAL BUFFER	50 ft. with fence	Units T42 – T51: 5 feet	Variance will be necessary for the buffer next to these townhome units.
MIX OF USES (SQUARE FOOTAGE OF BUILDING(S))	Min. 20% non-residential	36.03% non-residential	Yes
BUILDING SEPARATION	As per Fire Code	S-F detached: 14 ft. Townhomes: 10 ft. – 45 ft.	Will be determined at bldg. permit review
MIN. LOT AREA, WIDTH, MAXIMUM LOT COVERAGE	Single-family residential: Not allowed in MU-5 but approved as part of the 2015 proposal Townhomes: Not applicable to proposed fee-simple townhomes.	Single-family residential: 3,500 s.f.; 35 ft. width; 55% lot coverage Townhomes: Not applicable	Compliance determined as part of the 2015 proposal Not applicable
MINIMUM UNIT SIZE	S-F detached: Not allowed in MU-5 but approved as part of the 2015 proposal S-F attached: 850 s.f.	S-F detached: Not allowed in MU-5 but approved as part of the 2015 proposal S-F attached: 850 s.f.	Yes
MAX. BLDG. HEIGHT w/out bonuses)	Mixed use, non-residential: 8 stories or 100 feet, “whichever is less” S-F Attached: max. 35 ft.	Non-residential: max. 8 stories, Max.120 feet S-F Attached: max. 35 ft.	Yes, provided that the maximum height is 100 feet Yes

MU-5 STANDARD	REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE
TRANS'L HEIGHT PLANE	Applicable if subject property adjoins an "R" district such as the R-75 district to the west.	Information not provided; however, limitation of the height of the townhomes to no more than 35 feet will enable compliance.	Yes
PARKING	Office: min. 1 space/500 s.f; max. 1 space/250 s.f.: min. 298 spaces; max. 596 spaces Retail: min. 1 space/500 s.f; max. 1 space/200 s.f.: min. 72 spaces; max. 179 spaces Combined Office & Retail: min. 370, max. 605 spaces; 25% reduction for proximity to MARTA: min. 278, max. 454 spaces S-F Detached: min. 2 max. 4/unit S-F Attached: min. 1.25/unit; max. 3.25/unit Bicycle parking: 1 space/20 vehicular parking spaces = 24 spaces	----- ----- Combined Office & Retail: 348 spaces S-F Detached: 2/unit S-F Attached: 2 spaces/unit No information provided re: bicycle parking	----- ----- Yes Yes Bicycle parking must be provided or a variance must be granted.
TREE ISLANDS IN PARKING LOT	One island for every 10 pkg. spaces = one island required in surface pkg. lot	Four islands shown on site plan	Yes
PERIMETER LANDSCAPE STRIP (Sec. 5.4.4(C))	Min. 5 ft. wide; required along north property line	Not drawn but buildings are 11.5 – 20 feet from property line.	A five-foot strip next to the property line must be landscaped, or a variance must be obtained.
ACCESS POINTS	1 access point	Two access points	Yes

LAND USE AND ZONING ANALYSIS

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

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

The mixture of non-residential and relatively dense residential uses in the proposal is consistent with the following policies of the 2035 Comprehensive Plan: “Create compact mixed use districts and reduce automobile dependency and travel to obtain basic services.” (Regional Center Character Area Policy No. 5) and “Allow increased density to encourage urban lifestyles that support mixed use in activity centers.” (Land Use Policy No. 2) Encourage development within and near principal transportation corridors and activity centers. (Land Use Policy No. 11) Screening of the proposed townhomes would result in consistency with the following policy: “Ensure that new development and redevelopment is compatible with existing residential areas.” (Land Use Policy No. 4)

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

The zoning proposal will permit development of a mixed-use project that is suitable in consideration of its location within ¼ mile of a MARTA station. If adequately screened, it will be compatible with the adjoining single-family properties to the west.

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

The property appears to have reasonable economic use as currently zoned with the 2018 conditions; however the shift from single-family units to townhome units appears to correspond to a changing residential market.

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

Staff has recommended that the townhomes along the west property line and the single-family homes along the east property line be screened with a combination evergreen screen and solid fence. If developed in accordance with these recommendations, the proposal is not expected to adversely affect the use or usability of the single-family properties in the adjoining Farrar Court single-family subdivision, even with the reduced buffer depth next to Units T42 – T51. The proposed townhomes at the north end of Avondale Park are not expected to negatively impact the multifamily development to the north, as the closest multifamily building on the adjoining property to the north is approximately 65 feet to the north property line of the Avondale Park site.

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:

The proposal is consistent with the 2013 Kensington Livable Centers Initiative (LCI) Study, which calls for mixed use development near the Kensington-Memorial MARTA station. The residential component of the development is expected to increase the number of MARTA riders, thereby supporting the MARTA rapid transit system.

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

No historic buildings, sites, districts, or archaeological resources are located on the property or in the surrounding area.

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

Comments by the Transportation Division in 2015 indicate that the proposed development would not generate levels of traffic that would excessively burden the surrounding street system. The modified development is not expected to overburden utilities or schools.

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

The 2035 Comprehensive Plan identifies shrinking green spaces due to development as a continuing trend. It contains a goal to “Preserve trees and other natural resources to protect the environment.” (Natural Resource Policy No. 4) The two parks proposed for the development would lessen the impact on the development on the natural environment.

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

The mixture of non-residential and residential uses in the proposal is consistent with the following policies of the 2035 Comprehensive Plan: “Create compact mixed use districts and reduce automobile dependency and travel to obtain basic services.” (Regional Center Character Area Policy No. 5) and “Allow increased density to encourage urban lifestyles that support mixed use in activity centers.” (Land Use Policy No. 2) Encourage development within and near principal transportation corridors and activity centers. (Land Use Policy No. 11) Screening of the proposed townhomes on the west side of the property would result in consistency with the following policy: “Ensure that new development and redevelopment is compatible with existing residential areas.” (Land Use Policy No. 4) The proposal is consistent with the 2013 Kensington Livable Centers Initiative (LCI) Study, which calls for mixed use development near the Kensington-Memorial MARTA station. The residential component of the development is expected to increase the number of MARTA riders, thereby supporting the MARTA rapid transit system. Comments by the Transportation Division in 2015 and in May 2018 indicate that the surrounding street system will not be excessively burdened by traffic that would be generated by the proposed development. Therefore, the Department of Planning and Sustainability recommends “Approval” with the conditions listed below. The conditions have been revised to be relevant to the modified site plan and to eliminate redundancy or reiteration of established procedures of the Department of Planning & Sustainability.

1. The project site shall be developed in general conformity with the location of streets, land uses and buildings as shown on the site plan “Proposed Development at Avondale Park”, prepared by Proterra Development LLC, dated February 13, 2020. A buffer with a depth of 10 to 20 feet shall be provided between the proposed alley (“Catalan Circle”) of the proposed townhomes and the western property line (abutting the Farrar Court single-family subdivision) as shown on the aforementioned site plan. Existing trees within the transitional buffer shall be preserved and supplemented with new trees to form an effective visual screen as approved by the County Arborist. Invasive species such as bamboo may be removed from the buffer and additional plantings can be added to form a visual screen. Where invasive species are removed from the buffer, special consideration shall be given to prevent erosion and sedimentation during construction. A screen shall be installed along the entire length of the west property line and at the rear property lines of the single-family homes along the east property line, which shall consist of 1) an opaque fence with the finished side facing outwards and with a height of a minimum of six feet and 2) sufficient numbers of the following trees to provide a solid screen at maturity: arbor vitae, cryptomeria, or giant arbor vitae. The latter shall be added to existing trees to

help provide a screen. The area within the screen shall not be disturbed except to remove invasive species that might harm the existing trees.

2. The landscape plan shall be in substantial compliance to Exhibit E Avondale Park, and comply with Article 5 and Chapter 14 of the DeKalb County Code. If trees are replaced in the buffer, the preferred trees are one or a combination of white oak, shumard red oak, southern red oak, or northern red oak. These are also the preferred trees for street trees within the development. The final landscape plan shall be approved by the County arborist and shall take into consideration the recompense required under the tree ordinance. Within the development street trees may be planted off the right-of-way if they would otherwise interfere with buried utilities. Recompense should take within the immediate vicinity of the development along Mountain Drive or along Farrar Court.
3. The development shall comply with Sketch Plan requirements for subdivision prior to the issuance of a Land Disturbance Permit.
4. An outdoor lighting plan shall be submitted, reviewed, and approved by the Planning and Sustainability Department for compliance to the regulations of Section 27-5.6.1 of the County Code prior to the issuance of any building permits. The residential fixtures will be the "Savannah" lamp. Drop dish refractors are prohibited.
5. During construction, the Developer shall post a contact phone number that nearby residents can call to discuss development and construction issues. The developer shall use temporary Best Management Practices (BMPs) for run-off and temporary sedimentation storage in compliance with Section 14.38 (Soil Erosion and Sediment Control) subject to approval of the Land Development Division of the Planning and Sustainability Department. If the Land Development Division determines that the property owners of Farrar Court (in particular those who will not have the benefit of an undisturbed buffer) are susceptible to damage from erosion, the Department may require, at a minimum, additional row(s) of silt fencing and bales of straw to protect the adjacent properties.
6. Provide compliance with Section 14-40 and Section 14-42 of the DeKalb County Code regarding storm water management and water quality control.
7. Open space and park space shall be as shown on the site plan cited in Condition No. 1.
8. The townhomes and single-family detached units shall have a minimum floor area of 1,200 square feet.
9. All residential buildings shall be designed to have a pitched roof.
10. The building materials shall be those listed in Exhibit B Construction Details of CZ-15-19943. The building facades of non-residential buildings shall be substantially similar to the architectural renderings attached as Exhibit C, Exhibit D, and Exhibit E. The side elevations of all residential buildings shall have windows and architectural detailing as required in Section 27-5.6(l)(1) of the County Code.
11. Commercial uses shall be limited to those permitted in the NS (Neighborhood Shopping) District. The following uses are prohibited within the Project Site:
 - a. Animal hospital, veterinary clinic, or boarding or breeding kennels
 - b. Convent or monastery
 - c. Private elementary, middle, or high school
 - d. Hotel, motel, extended stay hotel/motel, or boarding or rooming house
 - e. Movie theater or bowling alley
 - f. Farm or garden supply store
 - g. Liquor store, including retail liquor store as accessory use to hotels, motels and high rise

office building

- h. Adult entertainment establishment or adult service facility
- i. Nightclubs or late-night establishments
- j. Coin-operated laundry or dry-cleaning store (specifically excluding dry-cleaning pressing establishments or pick-up stations and coin-operated laundry facilities within the interior of any multi-family apartment building)
- k. Home appliance repair or service establishment
- l. Special events facility
- m. Drive-through facility (other than dry-cleaning pick-up station)
- n. Pawn shop
- o. Check cashing establishment
- p. Place of worship
- q. Convenience store
- r. Gas station

12. Maximum building height of non-residential buildings shall be eight stories. The townhomes along the west side of the site shall be no more than 35 feet high.
13. Refuse areas shall be screened from public streets and shall be fenced or screened with a combination of materials and colors to match building materials of primary buildings.
14. Recycle collection bins shall be provided for the tenants residing in the townhome and multifamily buildings.
15. No direct vehicular access shall be permitted from the subject property to Farrar Court.
16. Secure bicycle storage lockers shall be provided within the parking deck of the stacked flat residential buildings. The space shall be sufficient for a minimum of 20 bikes.
17. No more than one ground sign shall be permitted on the Mountain Drive frontage. The ground sign shall be a monument style sign with a base and framework made of brick or stone and a maximum height of 6 feet.
18. A sidewalk shall be extended from the east property line of the subject property to the sidewalk stub located approximately 70 feet from the eastern edge of the driveway into the Tax Commissioner's office.
19. The approval of this rezoning application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Historic Preservation Commission, the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.
20. In order to save as many significant trees as possible, utilities shall be installed by tunneling under tree roots, subject to approval by the County Arborist.
21. The developer shall have a soil study and a water percolation test performed before clearing trees, shall submit the study and test results to the DeKalb County staff, who shall determine whether the site is suitable for land disturbance.
22. The developer shall notify residents of properties on Farrar Court, by way of mailbox flyers, 24 hours in advance of any blasting.
23. The proposed sidewalk along Mountain Drive shall be completed in the first phase of construction, pending GDOT approval.



N-11

DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MADOLYN SPANN MSPANN@DEKALBCOUNTYGA.GOV OR JOHN REID JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM: PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: CZ-20-1243853 Parcel I.D. #: 15-251-01-020-0272-028

Address: 3458, 3468, 3478

MOUNTAIN DRIVE
DECATUR, GA. 30032

Adjacent Roadway (s):

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

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH 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:

<u>PLANS AND FIELD REVIEWED. NO PROBLEM THAT</u>
<u>WOULD INTERFERE WITH TRAFFIC FLOW.</u>

Signature: Jerry White



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

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

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

Case No.: CZ-20-1243853

Parcel I.D. #: 15-251-01-020, 15-251-01-027, 15-251-01-028

Address: 3458, 3468, and 3478 Mountain Drive

Decatur, Georgia

WATER:

Size of existing water main: 6" DI and 16" DI, Water Main (adequate/inadequate)

Distance from property to nearest main: Adjacent to Property

Size of line required, if inadequate: N/A

SEWER:

Outfall Servicing Project: Indian Creek Basin

Is sewer adjacent to property: Yes (X) No (X) If no, distance to nearest line: Approximately 287 feet Northwest of property

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

Sewage Capacity; * (MGPD)

Current Flow: 21.77 (MGPD)

COMMENTS:

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

(See attachment)

Signature: 

**DeKalb County School District
Development Review Comments**

Analysis Date: 4/10/2020

Submitted to: DeKalb County

Case #: Z-20-1243853

Parcel #: 15-251-01-020, -027, -028

Name of Development: Avondale Park
Location: 3458, 3468, and 3478 Mountain Drive

Description: Proposed development with 15 single-family homes, and 57 Townhomes

Impact of Development: When fully constructed, this development would be expected to generate 22 students: 1 at Avondale ES, 1 at Druid Hills MS, 4 at Druid Hills HS, 12 at other DCSD schools, and 4 at private schools. Druid Hills HS is at capacity and enrollment is expected to grow. However, the impact of the expected students would be minimal.

Current Condition of Schools	Avondale ES	Druid Hills MS	Druid Hills HS	Other DCSD Schools	Private Schools	Total
Capacity	516	1,182	1,405			
Portables	0	0	0			
Enrollment (Fcast. Oct. 2020)	414	1,012	1,432			
Seats Available	102	170	-27			
Utilization (%)	80.2%	85.6%	101.9%			
New students from development	1	1	4	12	4	22
New Enrollment	415	1,013	1,436			
New Seats Available	101	169	-31			
New Utilization	80.4%	85.7%	102.2%			

Yield Rates	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.014991	0.143269	0.043475	0.201735
Middle	0.017196	0.058466	0.019250	0.094912
High	0.051944	0.005291	0.002488	0.059723
Total	0.0841	0.2070	0.0652	0.3564
Student Calculations				
Proposed Units	72			
Unit Type	Mixed			
Cluster	Druid Hills HS			
Units x Yield	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	1.08	10.32	3.13	14.53
Middle	1.24	4.21	1.39	6.84
High	3.74	0.38	0.18	4.30
Total	6.06	14.91	4.70	25.67
Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total
Avondale ES	1	10	3	14
Druid Hills MS	1	1	1	3
Druid Hills HS	4	1	0	5
Total	6	12	4	22



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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

DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

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

- **Storm Water Management**

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

- **Flood Hazard Area/Wetlands**

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

- **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.

From: [Keeter, Patrece](#)
To: [Hill, LaSondra](#)
Subject: Zoning Comments April 2020
Date: Monday, April 13, 2020 5:48:42 PM
Attachments: [image006.png](#)
[image008.png](#)
[image010.png](#)
[image003.emz](#)
[image005.png](#)
[image007.jpg](#)
[image009.png](#)
[image011.png](#)
[image017.png](#)

N1 & N2- Panthersville Road is classified as a minor arterial. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 40 foot right of way dedication from centerline required (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance.

N3. Memorial Drive is a state route. GDOT review and approval required prior to permitting. Memorial Drive is classified as a major arterial. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Midway Road is classified as a collector. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 35 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance.

N4. See chapter 5 of the zoning code- traffic study required. 448 units requires more access points. See section 14-200 of the land development code. Memorial Drive is a state route. GDOT review and approval. required prior to permitting. Memorial is classified as a major arterial. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). If you variances for bike lanes, I suggest you request this as part of zoning. Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance.

N5. Lawrenceville Hwy is a state route classified as a major arterial. GDOT review and approval. required prior to permitting. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). If you variances for bike lanes, I suggest you request this as part of zoning. Haralson Rd is classified as a local road. 5 foot sidewalks, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 27.5 feet right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance

based on AASHTO standards- provide sign and sealed engineer's study of sight distance.

N6. East Conley Rd is classified as a collector. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). If you variances for bike lanes, I suggest you request this as part of zoning. Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance.

N7. East Conley Rd is classified as a collector. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). If you variances for bike lanes, I suggest you request this as part of zoning. Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance.

N8. North Druid Hills Road is classified as a major arterial. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance. Ensure that the driveway either lines up with the Knob Hill or is at the appropriate offset in section 14-200 of the land development code. Interior road to be privately maintained.

N9. Stephenson Road is classified as a collector road. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 35 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance. For more that 150 units, the code requires two access points. I would like more details on the proposed super entrance, but would generally support a variance for the extra 10 lots with the addition of sidewalk along the entire frontage and along the frontage of the Calvary Church within the existing ROW.

N10. Sherrydale Ln is classified as a local road. 5 foot sidewalks, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 27.5 feet right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Interior streets to remain private.

N11. No comment

N12. No comment

N13. This appears to be a DRI. As I recall, the county can not take any zoning actions until the traffic study is submitted and reviewed by the regional partners, including ARC, GDOT and GRTA. Taking action on this item can put our federal transportation funding at risk. If this is not considered to be a DRI, I would still need a traffic study completed to make appropriate zoning comments to identify necessary improvements. Transportation has currently applied for federal funding to complete road diets on Mountain Drive (state route) and Kensington Road. In addition, we have applied for federal

funding to wrap this development area in a multiuse path to promote development and multi-modal connectivity. Memorial Drive and Covington Hwy are state routes classified as major arterials. GDOT review and approval. required prior to permitting. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Mountain Drive is a state route classified as a collector. GDOT review and approval required prior to permitting. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 35 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Kensington Road is classified as a minor arterial. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 40 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance. Watch driveway offsets required in Section 14-200 of the land development code (existing and already permitted driveways). This will be more units than the code allows. Intersection improvements and upgrades to protect capacity (median islands) will most likely be required. At a minimum: analyze roundabouts as design solutions for driveway access on Mountain and Kensington, provide enhanced pedestrian crossings on Kensington and Mountain, provide direct pedestrian accommodations from the sidewalks on public right of way to the entrances of the development. N14 & N15- This should all be packaged with the DRI in N13. See comments on N13.

Patrece G. Keeter, P.E.

*Engineering Manager,
Department of Public Works
Transportation Division*

1950 West Exchange Place, 4th FL
Tucker, Georgia 30084
pgkeeter@dekalbcountyga.gov

770-492-5281
678-758-3860
DeKalbCountyGA.gov



04/08/2020

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. Recommendation: Provide trash can with liner at each bus stop with bench and monitor for proper removal of waste.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

Board of Health

- N.1 **Z-20-1243789 2020-0310 / 15-023-01-008**
4201 PANTHERSVILLE RD, ELLENWOOD, GA 30294
- Septic system installed on 09/07/1962
- N.2 **SLUP-20-1243788 2020-0311 / 15-023-01-008**
4201 PANTHERSVILLE RD, ELLENWOOD, GA 30294
- Septic System installed on 06/07/1962
- N.3 **N3 SLUP-20-1243831 2020-0312 /15-217-12-003**
3585 MEMORIAL DR, DECATUR, GA 30032
- Please review general comments
- N.4 **Z-20-1243836 2020-0313 / 15-230-01-010**
4213, 4203, 4195, 4187, 4179, 4183, & 4159
MEMORIAL DR, DECATUR, GA 30032
- Please review general comments
- N.5 **Z-20-1243837 2020-0314 / 18-146-02-081**
2550 LAWRENCEVILLE HWY, DECATUR, GA 30033
- Septic system installed on 10/18/1989
- N.6 **Z-20-1243838 2020-0315 / 15-013-01-017; 15-013-01-018**
4321 & 4341 E CONLEY RD, CONLEY, GA 30288
- Please review general comments
- N.7 **Z-20-1243839 2020-0316 / 15-013-02-017**
4388 E CONLEY RD, CONLEY, GA 30288
- Please review general comments
- N.8 **Z-20-1243840 2020-0317 / 18-152-03-006**
2573 N DRUID HILLS RD, ATLANTA, GA 30329
- Septic system installed on 05/02/1963
- N.9 **Z-20-1243841 2020-0318/ 16-159-01-003; 16-162-05-002**
1467 & 1503 STEPHENSON RD, LITHONIA, GA 30058
- Please review general comments
- N.10 **Z-20-1243847 2020-0319 / 15-197-01-001**
3559 SHERRYDALE LN, DECATUR, GA 30032
- Please review general comments
- N.11 **CZ-20-1243853 2020-0320/ 15-251-01-028**
3458, 3468 & 3478 MOUNTAIN DR, DECATUR, GA 30032

DeKalb County Board of Health

445 Winn Way – Box 987

Decatur, GA 30031

404.294.3700 • www.dekalbhealth.net



Board of Health

- Please review general comments

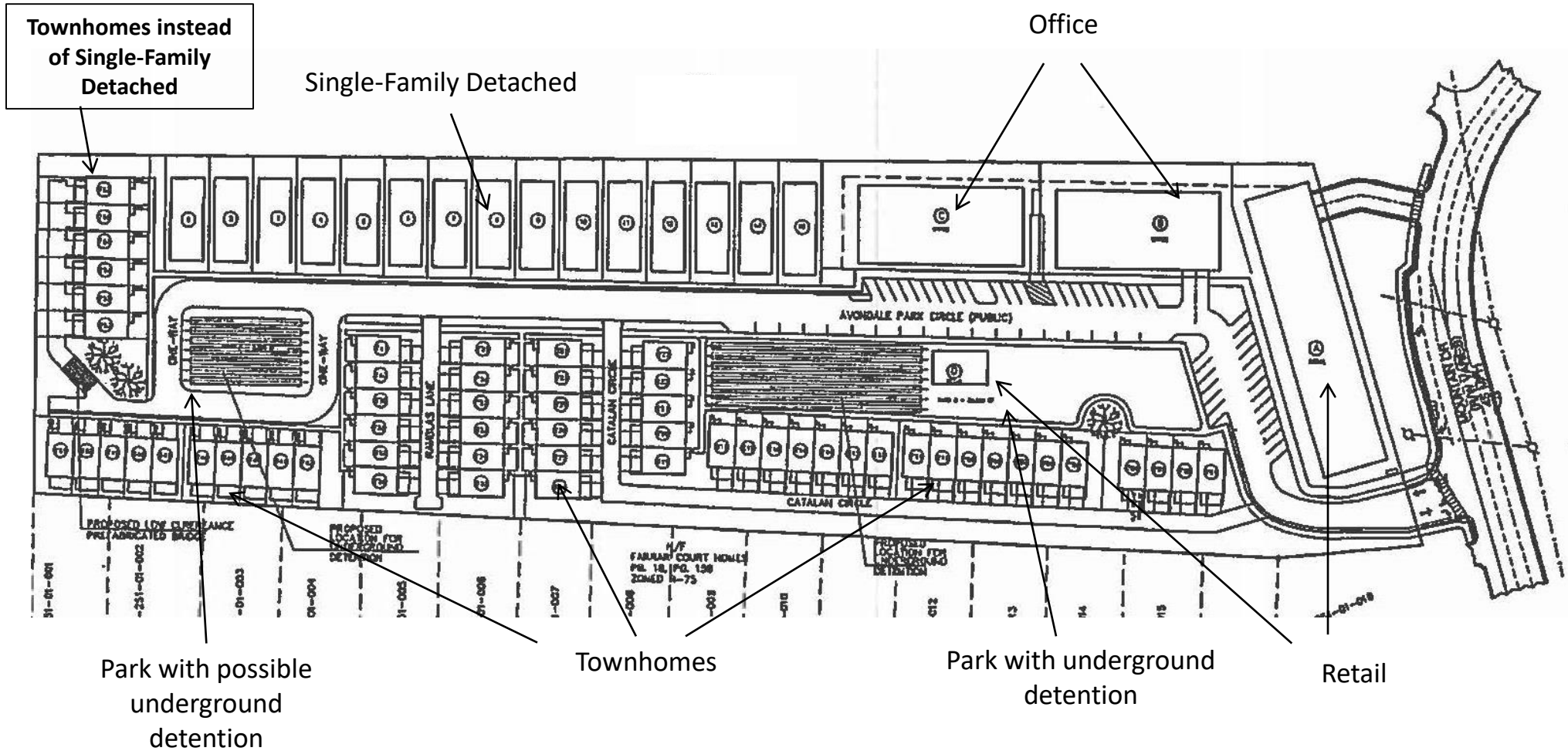
- N.12 **SLUP-20-1243861 2020-0331 / 15-041-01-152**
2902 CEDAR TRACE ROAD, ELLENWOOD, GA 30294
 - Please review general comments

- N.13 **Z-20-1243878 2020-0387 / 15-250-07-001, 15-250-07-003, 15-250-07-005, 15-250-07-006, 15-250-07-007, 15-250-07-008, 15-250-07-009, 15-250-07-010, 15-250-07-011, 15-250-07-012, 15-250-07-013, 15-250-07-014, 15-250-07-016, 15-250-07-017, 15-250-07-018, 15-250-07-019, 15-250-07-020, 15-250-07-021, 15-250-07-022, 15-250-07-023, 15-250-07-024, 15-250-07-025, 15-250-07-026, 15-251-02-001, 15-251-02-002, 15-251-02-003, 15-251-02-004, 15-251-02-005, 15-251-02-006, 15-251-02-007, 15-251-02-015, 15-251-02-016**
3350 KENSINGTON RD, (AND OTHERS), DECATUR, GA 30032
 - Please review general comments

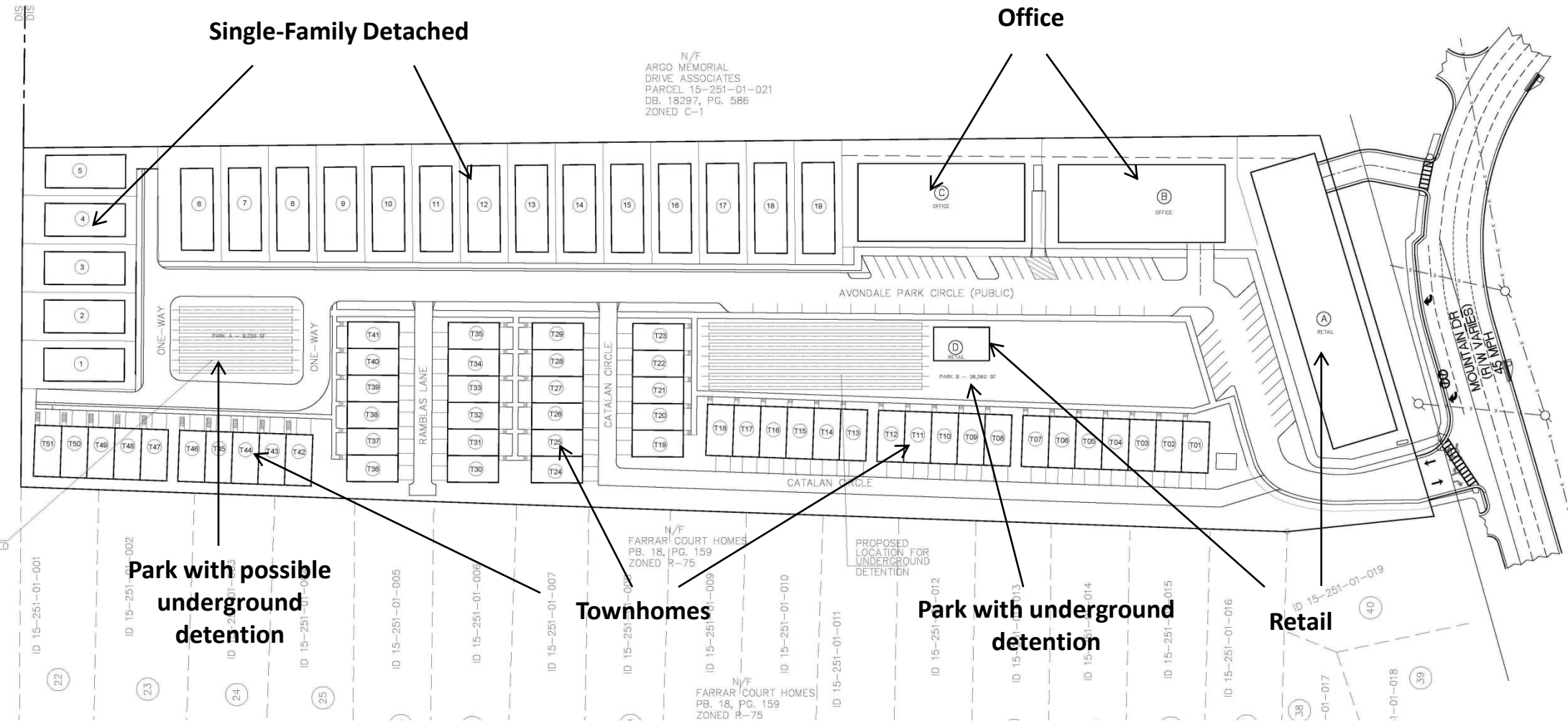
- N.14 **Z-20-1243876 2020-0385 / 15-250-06-009, 15-251-03-001,15-251-03-002, 15-251-03-003**
4200 MEMORIAL DR, DECATUR, GA 30032
 - Please review general comments

- N.15 **SLUP-20-1243877 2020-0386 / 15-250-06-009, 15-251-03-001,15-251-03-002, 15-251-03-003**
4200 MEMORIAL DR, DECATUR, GA 30032
 - Please review general comments

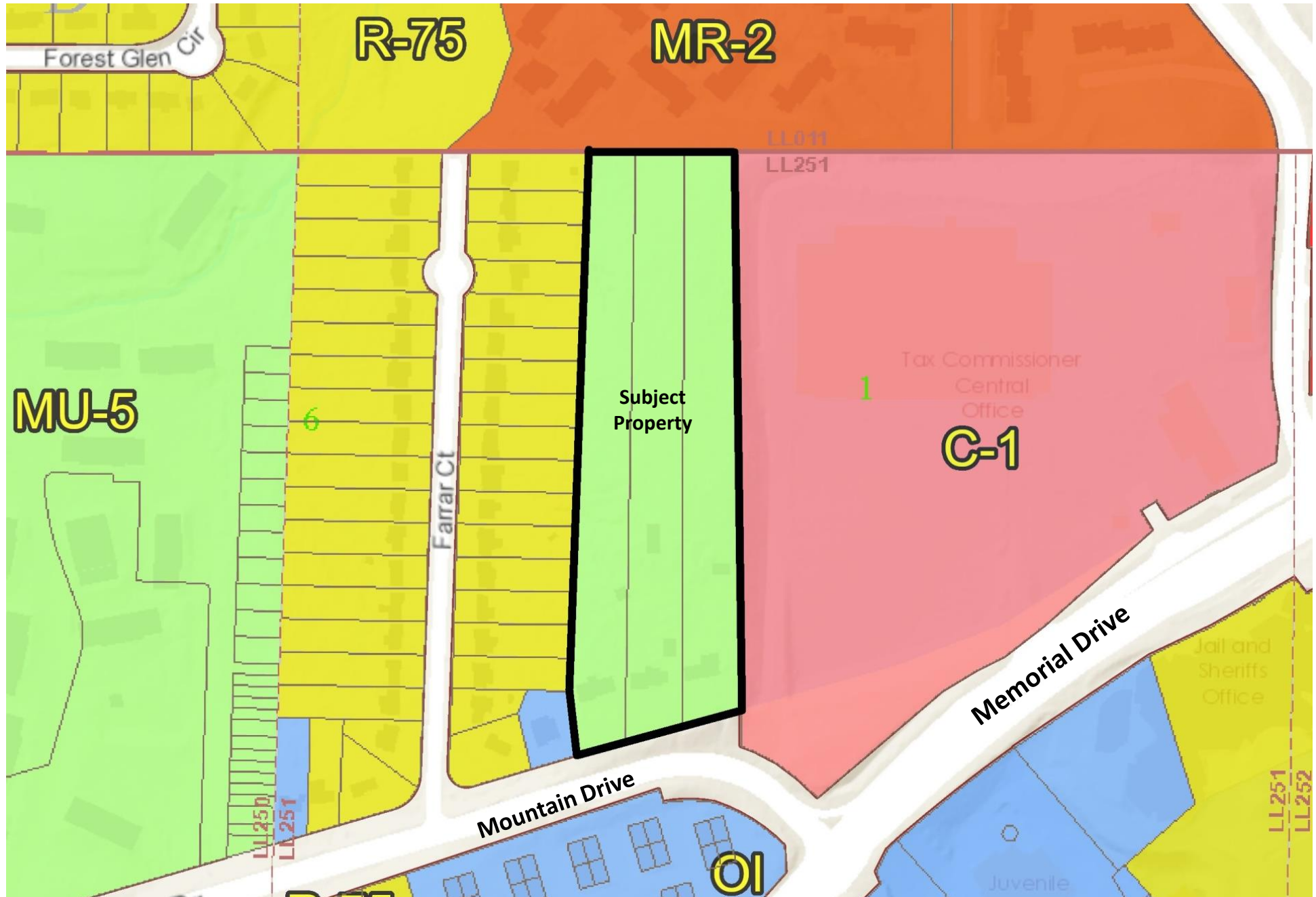
- N.16 **TA-20-1243897 2020-0414**
 - Please review general comments

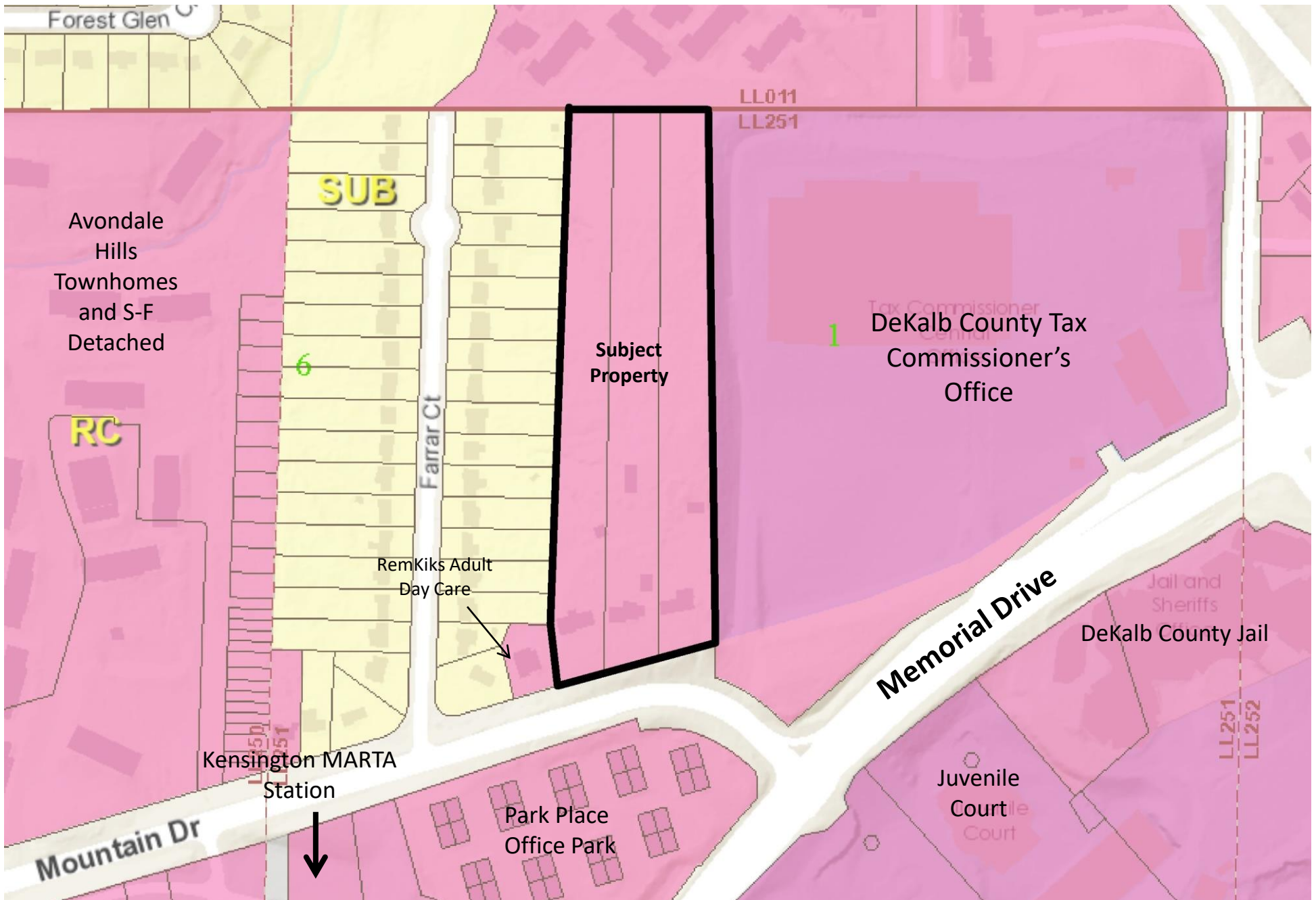


2020 Site Plan



2018 Site Plan









Front of subject property on Mountain Drive.

East side of subject property, viewed from parking lot of Tax Assessor's Office.

