

May 4, 2017

DEKALB COUNTY

ITEM NO. D2

BOARD OF COMMISSIONERS

HEARING TYPE
PUBLIC HEARING

ZONING AGENDA / MINUTES

MEETING DATE: May 23 , 2017

ACTION TYPE
ORDINANCE

SUBJECT: Land Use Amendment, LP-17-21281, Inline Communities

COMMISSION DISTRICTS: 2 & 7

DEPARTMENT: Planning & Sustainability

PUBLIC HEARING: YES NO

ATTACHMENT: YES NO
PAGES:

INFORMATION
CONTACT: Marian Eisenberg, Zoning Admin.
PHONE NUMBER: (404) 371-2155

PETITION NO: LP-17-21281

PROPOSED USE: Townhomes

LOCATION: 2729 Lawrenceville Highway, Decatur, Georgia

PARCEL No.: 18 145 05 009

PURPOSE: To amend the 2025 Comprehensive Land Plan Map to allow for a 33-unit, fee-simple, attached townhome development at a density of 11 units per acre. The property is located on the the south side of Lawrenceville Highway, approximately 660 feet west of Montreal Road at 2729 Lawrenceville Highway in Decatur, Georgia. The property has approximately 381 feet of frontage on Lawrenceville Highway and contains 3.01 acres.

RECOMMENDATIONS:

PLANNING COMMISSION: APPROVAL

COMMUNITY COUNCIL: FULL CYCLE DEFERRAL

PLANNING STAFF : APPROVAL

PLANNING COMMISSION MEETING: On May 2, 2017, the Planning Commission recommended "Approval" with ten conditions submitted by the applicant.

PLANNING STAFF ANALYSIS (Revised 5/8/17):

The proposal to amend the Land Use Plan Map from SUB (Suburban) to CRC (Commercial Redevelopment Corridor) is consistent with Future Land Use policies from the Comprehensive Plan.

May 4, 2017

Companion case Z-17-21428 seeks to amend the zoning of the subject parcel to a zoning designation consistent with the sought after Land Plan Amendment.

Staff's recommendation for the Land Plan Amendment is 'Approval'

PLANNING COMMISSION VOTE: Approval with conditions 4-1-0. M. Butts moved, J. Johnson seconded for approval. T. Snipes voted in opposition.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Full Cycle Deferral. Council recommended for a full cycle to allow time for additional meetings between the applicant and neighborhood.



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300
 Decatur, GA 30030
 (404) 371-2155 / plandev@dekalbcountyga.gov

Planning Commission Hearing Date: May 2, 2017, 6:30 P.M.
Board of Commissioners Hearing Date: May 23, 2017, 6:30 P.M.

STAFF ANALYSIS

Case No.:	LP 17 21281	Agenda #: D.2
Location/Address:	2729 Lawrenceville Highway & 1454 Linkwood Lane	Commission District: 2 Super District: 7
Parcel IDs:	18 145 05 009	
Request:	Land Plan Map Amendment from SUB (Suburban) to CRC (Commercial Redevelopment Corridor)	
Property Owner(s):	The Presbytery of Greater Atlanta, Inc.	
Applicant/Agent:	InLine Communities c/o Kathryn Zickert	
Acreage:	3.01 Acres	
Existing Land Use:	SUB (Suburban)	
Surrounding Properties:	SUB (Suburban), CRC (Commercial Redevelopment Corridor)	
Adjacent Zoning:	North: CRC (OI) South: SUB/CRC (R-75/MR-2) East: SUB/CRC (OI/R-75) West: CRC (MR-2) Northeast: CRC/SUB (R-75/OI) Northwest: CRC (OI) Southeast: SUB (R-75) Southwest: CRC (MR-2)	
Comprehensive Plan:	<input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Inconsistent
Proposed Density: 11 units/acre	Existing Density: 1 place of worship	
Proposed Units/Square Ft.: 33 attached townhomes/1800 sq. ft. minimum	Existing Units/Square Feet: 1 place of worship	
Proposed Lot Coverage:	Existing Lot Coverage:	

Companion Application:

Z-17-21428. An application to rezone the subject parcel from R-75 (Single-Family Residential) to MR-2 (Medium-Density Residential – 2) for a 33-unit, fee-simple, attached townhome development at a density of 11 units per acre.

STAFF RECOMMENDATION: Approval

The proposal to amend the Land Use Plan Map from SUB (Suburban) to CRC (Commercial Redevelopment Corridor) is consistent with Future Land Use policies from the Comprehensive Plan.

The density of units proposed indicated by the submitted site plan required a higher density than the existing maximum of 8 units per acre under the SUB (Suburban) designation. The requested density is consistent with surrounding properties. Therefore, staff’s recommendation is for “Approval” of this application.

COMMUNITY COUNCIL RECOMMENDATION: Deferral

The council’s recommendation was for full-cycle deferral to allow time for additional meetings between the applicant and the community.

SUBJECT PROPERTY AND SURROUNDING AREA

The subject property is developed with a vacant place of worship (Rehoboth Presbyterian Church) and is surrounded by a single-family residential development and a senior housing development currently under construction.

PROPOSED PROJECT

The proposed project consists of a 33-unit townhome development with access on Lawrenceville Highway and on Linkwood Lane.

LAND USE ANALYSIS

LAND USE MAP AMENDMENT EVALUATION

Section 27-829 of the Zoning Ordinance, “Amendments to comprehensive plan land use maps” states that the following standards and factors shall guide the evaluation of all proposed amendments to the comprehensive plan land use maps:

1. **Whether the proposed land use change will permit uses that are suitable in view of the use and development of adjacent and nearby property:** The proposed land use change will permit uses that are suitable and consistent with surrounding properties.
2. **Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property:** The proposed land use change does not appear to create any adverse affects on adjacent or nearby properties.
3. **Whether the proposed land use change will result in uses which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:** The proposed land use amendment to allow for 41 attached, single-family, residential units does not appear to cause excessive or burdensome impact on existing infrastructure or schools.
4. **Whether the zoning proposal is consistent with the written policies in the comprehensive plan text:** Zoning proposal to follow on a later agenda.
5. **Whether there are environmental impacts or consequences resulting from the proposed change:** The proposed land use amendment has not revealed any adverse environmental impacts as a result of the proposed development.
6. **Whether there are impacts on properties in an adjoining governmental jurisdiction in cases of proposed changes near county boundary lines.**
The development proposal impacts an area surrounding the City of Tucker. However, the proposal appears to be consistent with previous planning efforts for the Lawrenceville Highway Corridor¹.

¹ Atlanta Regional Commission Community Choice Grant for technical assistance. Lawrenceville Hwy. Corridor

7. 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 are no known conditions to be considered as a part of a process to form a recommendation for this application.

8. Whether there are impacts on historic buildings, sites, districts, or archaeological resources resulting from the proposed change:

There are no known historic entities nor archaeological resources to be considered as a part of a process to form a recommendation for this application.

Attachments:

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

**DeKalb County School District
Zoning Review Comments**

Analysis Date: 2/15/2017

Submitted to: DeKalb County Case #: LP 17 21281

Name of Development: Lawrenceville Townhomes
Location: 2729 Lawrenceville Highway & 1454 Linkwood Lane

Description: Rezoning 2 properties from SUB (Suburban) to CRC (Commercial Redevelopment Corridor) creating 41 Attached Townhomes

Impact of Development: This rezoning, if approved, would add 3 students with 2 attending local DCSD schools (1 Laurel Ridge ES and 1 Druid Hills HS) and 1 attending other DCSD schools. Laurel Ridge is currently overcrowded, and expected to gain 2-4 additional portable classrooms for 2017-2018 school year.

Current Condition of Schools	Laurel Ridge ES	Druid Hills MS	Druid Hills HS	Other DSCD Schools	Private Schools	Total
Capacity	502	1,182	1,425			
Portables	2	0	0			
Enrollment (Oct. 2016)	474	921	1,321			
Seats Available	28	261	104			
Utilization (%)	94.4%	77.9%	92.7%			
New students from development	1	0	1	1	0	3

New Enrollment	475	921	1,322
New Seats Available	27	261	103
New Utilization	94.6%	77.9%	92.8%

Yield Rates	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.019850	0.012117	0.005156	0.037123
Middle	0.009796	0.004383	0.001805	0.015984
High	0.017015	0.001547	0.001289	0.019850
Total	0.0467	0.0180	0.0082	0.0730

Student Calculations

Proposed Units **41**

Units x Yield	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.81	0.50	0.21	1.52
Middle	0.40	0.18	0.07	0.65
High	0.70	0.06	0.05	0.81
Total	1.91	0.74	0.33	2.98

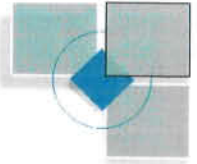
Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total
Laurel Ridge ES	1	1	0	2
Druid Hills MS	0	0	0	0
Druid Hills HS	1	0	0	1
Total	2	1	0	3



DeKalb County Department of Planning & Sustainability

Lee May
Interim Chief Executive Officer

Andrew A. Baker, AICP
Director



FIRST AMENDED

APPLICATION TO AMEND OFFICIAL ZONING MAP
OF DEKALB COUNTY, GEORGIA

Date Received: Application No.:

Applicant: InLine Communities c/o Kathryn M. Zickert E-Mail: kmzickert@sgrlaw.com

Applicant's Mailing Address: 1230 Peachtree St., NE, Ste. 3100, Atlanta, GA 30309

Applicant's Phone No.: 404-815-3500 Fax: 404-685-7004

Owner(s): Presbytery of Greater Atlanta E-Mail:
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address: 1024 Ponce de Leon Ave., Ne, Atlanta, GA 30306

Owner(s) Phone No.: 404-898-0711 Fax:

Address/Location of Subject Property: 2729 Lawrenceville Hwy.

District(s): 18 Land Lot(s): 145 Block(s): 05 Parcel(s): 009

Acreage: 3.01 +/- Commission District(s): 2 / 7

Current Zoning Category: R-75 Proposed Zoning Category: MR-2

Current Land Use Category: SUB Land Use Amendment Filed? Yes No

PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted. 20 collated copies must be submitted.

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following question must be answered: Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes No If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

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

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

Shawna E. Avila
NOTARY SIGNATURE

[Signature]
SIGNATURE OF APPLICANT / DATE

3-16-20
EXPIRATION DATE / SEAL

Check One: Owner Agent



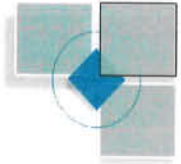
330 West Ponce de Leon Avenue - Suites 100-500 - Decatur, Georgia - 30030
[voice] 404.371.2155 - [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007
Web Address http://www.dekalbcountyga.gov/planning
Email Address: planninganddevelopment@dekalbcountyga.gov



DeKalb County Department of Planning & Sustainability

Lee May
Interim Chief Executive Officer

Andrew A. Baker, AICP
Director



FIRST AMENDED

APPLICATION TO AMEND COMPREHENSIVE LAND USE (FUTURE DEVELOPMENT) MAP PLAN OF DEKALB COUNTY, GEORGIA

Application No.: _____ Date Received: _____ (for DeKalb County stamp)

Applicant's Name: InLine Communities c/o Kathryn M. Zickert E-Mail: kmzickert@sgrlaw.com

Applicant's Mailing Address: 1230 Peachtree St., NE, Ste. 3100, Atlanta, GA 30309

Applicant's Daytime Phone #: 404-815-3500 Fax: 404-685-7004

(If more than one owner, attach information for each owner as Exhibit "A")
Owner's Name: Presbytery of Greater Atlanta E-Mail _____

Owner's Mailing Address 1024 Ponce de Leon Ave., NE, Atlanta, GA 30306

Owner's Daytime Phone # 404-898-0711 Fax: _____

Address/Location of Subject Property: 2729 Lawrenceville Highway

District(s): 18 Land Lot(s): 145 Block(s): 05 Parcel(s): 009

Acreage: 3.01 +/- Commission District(s): 2 / 7

Current Land Use Designation: SUB Proposed Land Use Designation: _____

Current Zoning Classification(s): R-75

PLEASE READ THE FOLLOWING BEFORE SIGNING

I. This application form must be completed in its entirety. In addition, any application that lacks any of the required attachments or payment of the filing fee shall be determined to be incomplete and shall not be accepted.

II. Disclosure of Campaign Contributions: In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered: Have you, the applicant, made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? [X] Yes [] No

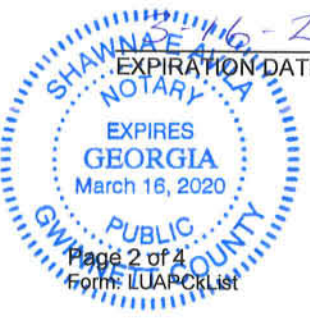
- If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:
1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

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

Shawna E. Auerba
NOTARY

[Signature]
SIGNATURE OF APPLICANT

Check One: Owner [] Agent [X] DATE



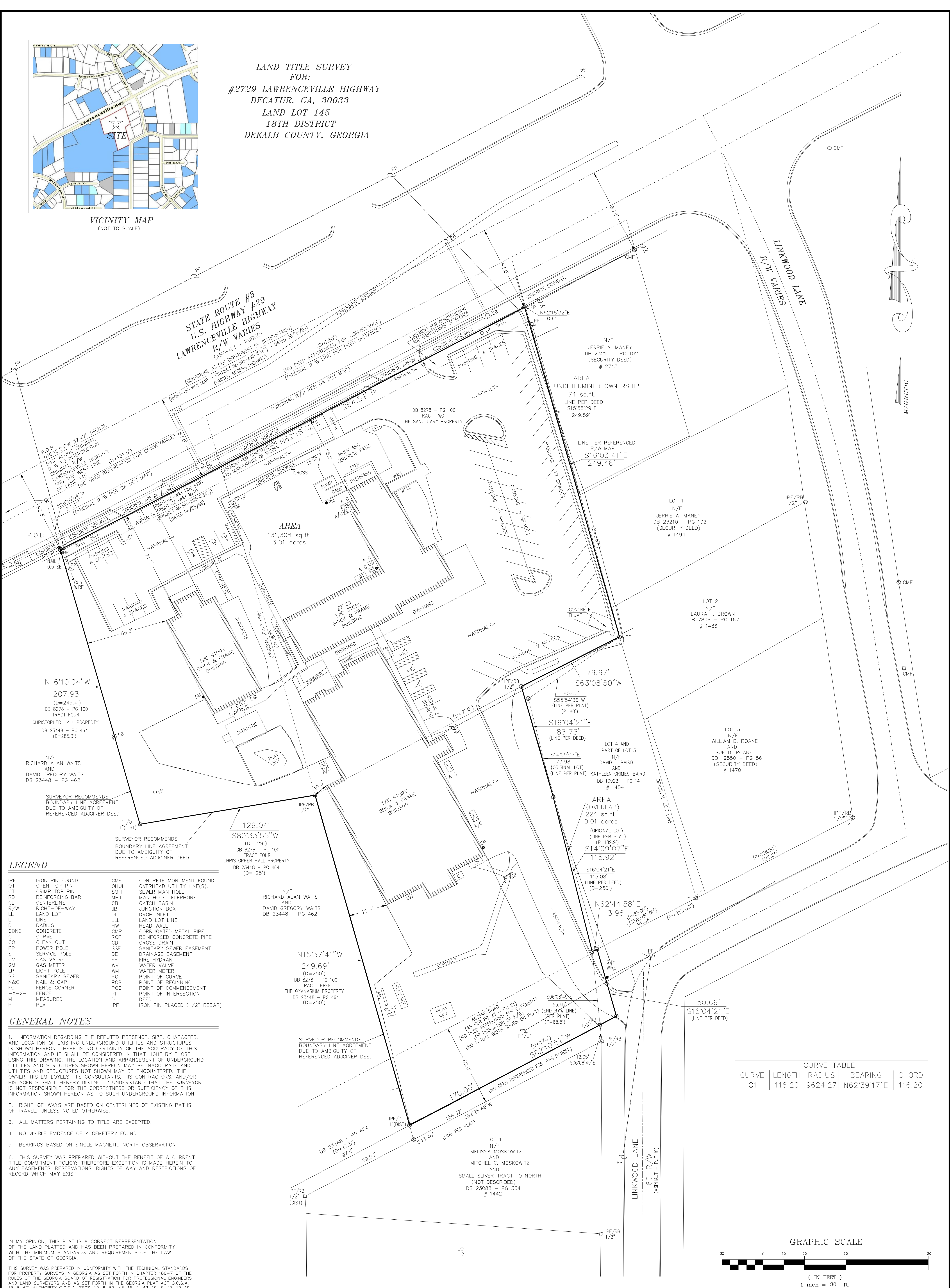
330 West Ponce de Leon Avenue - Suites 100-500 - Decatur, Georgia - 30030
[voice] 404.371.2155 - [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007
Web Address http://www.dekalbcountyga.gov/planning
Email Address: planninganddevelopment@dekalbcountyga.gov



VICINITY MAP
(NOT TO SCALE)

LAND TITLE SURVEY
FOR:
#2729 LAWRENCEVILLE HIGHWAY
DECATUR, GA, 30033
LAND LOT 145
18TH DISTRICT
DEKALB COUNTY, GEORGIA

STATE ROUTE #8
U.S. HIGHWAY #29
LAWRENCEVILLE HIGHWAY
R/W VARIES



LEGEND

IPF	IRON PIN FOUND	CMF	CONCRETE MONUMENT FOUND
OT	OPEN TOP PIN	OHUL	OVERHEAD UTILITY LINE(S)
CT	CRIMP TOP PIN	SMH	SEWER MAN HOLE
RB	REINFORCING BAR	MHT	MAN HOLE TELEPHONE
CL	CENTERLINE	DB	CATCH BASIN
R/W	RIGHT-OF-WAY	JB	JUNCTION BOX
LL	LAND LOT	DI	DROP INLET
LL	LAND LOT	LDL	LAND LOT LINE
R	RADIUS	HW	HEAD WALL
CONC	CONCRETE	OMP	CORRUGATED METAL PIPE
C	CURVE	RCP	REINFORCED CONCRETE PIPE
CO	CLEAN OUT	CD	CROSS DRAIN
PP	POWER POLE	SSE	SANITARY SEWER EASEMENT
SP	SERVICE POLE	DE	DRAINAGE EASEMENT
GV	GAS VALVE	FH	FIRE HYDRANT
GM	GAS METER	WV	WATER VALVE
LP	LIGHT POLE	WM	WATER METER
SS	SANITARY SEWER	PC	POINT OF CURVE
N&C	NAIL & CAP	POB	POINT OF BEGINNING
FC	FENCE CORNER	POC	POINT OF COMMENCEMENT
X-X	FENCE	PI	POINT OF INTERSECTION
M	MEASURED	D	DEED
P	PLAT	IPP	IRON PIN PLACED (1/2" REBAR)

GENERAL NOTES

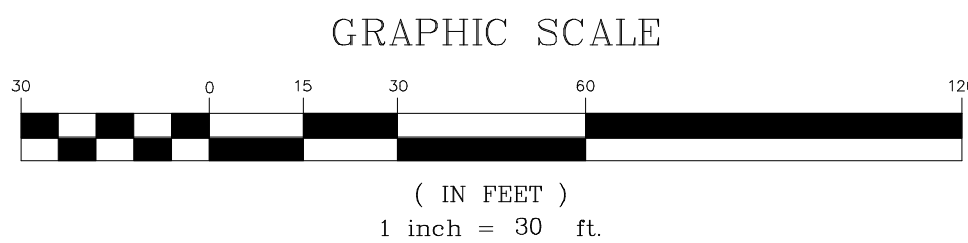
- INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
- RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
- ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
- NO VISIBLE EVIDENCE OF A CEMETERY FOUND.
- BEARINGS BASED ON SINGLE MAGNETIC NORTH OBSERVATION.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY; THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 18-6-67, AUTHORITY O.C.G.A. SECS. 18-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	116.20	9624.27	N62°39'17"E	116.20



	PLAT PREPARED FOR:	DATE	01/22/2016		
	THE PRESBYTERY OF GREATER ATLANTA		SCALE	1" = 30'	
	LAND LOT 145	18TH DISTRICT	SECTION	DEKALB COUNTY, GEORGIA	
	LOT	BLOCK	UNIT	REVISION	BY:
SUBDIVISION	DRAFTED:				
SURVEYED:	PLOTTED:	DISC #			
DEED BOOK	PAGE	APPROVED:			

SOLAR LAND SURVEYING COMPANY

P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993
TELEPHONE (770) 794-9055 FAX (770) 794-9052

The field data upon which this plat is based has a closure of 1 foot in 15,000+ feet, an angular error of 03 seconds per angle point and was adjusted using the Least Squares Method. This plat has been calculated for closure and found to be accurate to 1 foot in 100,000 feet. An electronic total station and a 100' chain were used to gather the information used in the preparation of this plat. No State Plane Coordinate Monument found within 500' of this property.

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

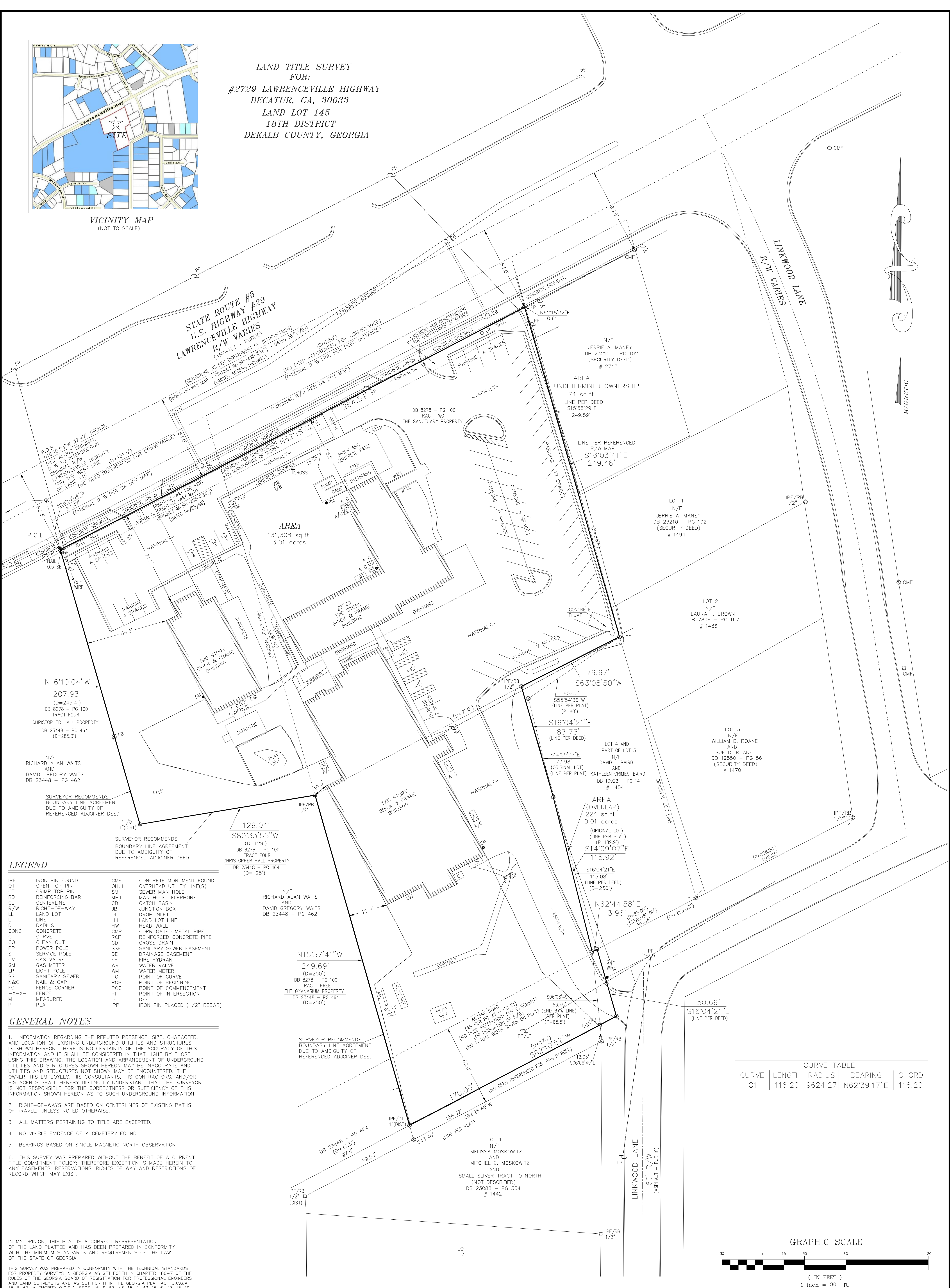
This plat was prepared for the exclusive use of the person, persons, or entity named herein. This plat does not extend to any unnamed person, persons, or entity without the express recertification of the surveyor naming such person, persons, or entity.

LAND TITLE SURVEY
FOR:
#2729 LAWRENCEVILLE HIGHWAY
DECATUR, GA, 30033
LAND LOT 145
18TH DISTRICT
DEKALB COUNTY, GEORGIA



VICINITY MAP
(NOT TO SCALE)

STATE ROUTE #8
U.S. HIGHWAY #29
LAWRENCEVILLE HIGHWAY
R/W VARIES



LEGEND

IPF	IRON PIN FOUND	CMF	CONCRETE MONUMENT FOUND
OT	OPEN TOP PIN	OHUL	OVERHEAD UTILITY LINE(S)
CT	CRIMP TOP PIN	SMH	SEWER MAN HOLE
RB	REINFORCING BAR	MHT	MAN HOLE TELEPHONE
CL	CENTERLINE	CB	CATCH BASIN
R/W	RIGHT-OF-WAY	JB	JUNCTION BOX
LL	LAND LOT	DI	DROP INLET
LL	LINE	LL	LAND LOT LINE
R	RADIUS	LH	HEAD WALL
CONC	CONCRETE	CMP	CORRUGATED METAL PIPE
C	CURVE	RCP	REINFORCED CONCRETE PIPE
CO	CLEAN OUT	CD	CROSS DRAIN
PP	POWER POLE	SSE	SANITARY SEWER EASEMENT
SP	SERVICE POLE	DE	DRAINAGE EASEMENT
GV	GAS VALVE	FH	FIRE HYDRANT
GM	GAS METER	WV	WATER VALVE
LP	LIGHT POLE	WM	WATER METER
SS	SANITARY SEWER	PC	POINT OF CURVE
N&C	NAIL & CAP	POB	POINT OF BEGINNING
FC	FENCE CORNER	POC	POINT OF COMMENCEMENT
X-X	FENCE	PI	POINT OF INTERSECTION
M	MEASURED	D	DEED
P	PLAT	IPP	IRON PIN PLACED (1/2" REBAR)

GENERAL NOTES

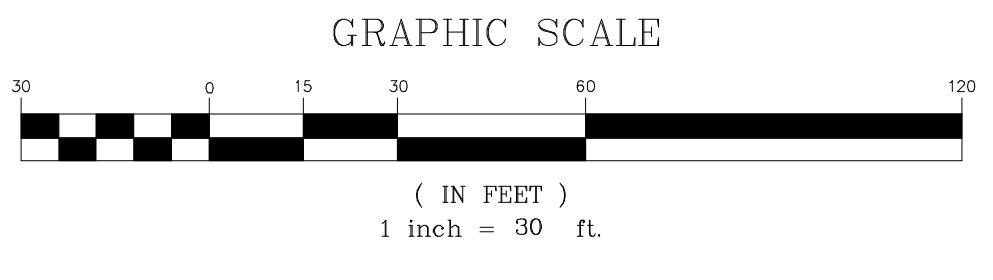
1. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
2. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
3. ALL MATTERS PERTAINING TO TITLE ARE EXPECTED.
4. NO VISIBLE EVIDENCE OF A CEMETERY FOUND.
5. BEARINGS BASED ON SINGLE MAGNETIC NORTH OBSERVATION.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY; THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 13-6-67, AUTHORITY O.C.G.A. SECS. 13-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	116.20	9624.27	N62°39'17"E	116.20



	PLAT PREPARED FOR:	DATE: 01/22/2016	<h2 style="text-align: center;">SOLAR LAND SURVEYING COMPANY</h2>	
	THE PRESBYTERY OF GREATER ATLANTA	SCALE: 1" = 30'		
	LAND LOT 145 18TH DISTRICT SECTION DEKALB COUNTY, GEORGIA	REVISION BY: DATE:	P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052	
	LOT BLOCK UNIT		The field data upon which this plat is based has a closure of 1 foot in 15,000+ feet, an angular error of 03 seconds per angle point and was adjusted using the Least Squares Method. This plat has been calculated for closure and found to be accurate to 1 foot in 100,000 feet. An electronic total station and a 100' chain were used to gather the information used in the preparation of this plat. No State Plane Coordinate Monument found within 500' of this property.	
SUBDIVISION	DRAFTED:		ALL MATTERS PERTAINING TO TITLE ARE EXPECTED	This plat was prepared for the exclusive use of the person, persons, or entity named herein. This plat does not extend to any unnamed person, persons, or entity without the express certification of the surveyor naming such person, persons, or entity.
SURVEYED:	DISC #:			
PLOTTED:	APPROVED:			
DEED BOOK PAGE				



SITE LOCATION MAP

SITE DATA

SITE ADDRESS: 2729 LAWRENCEVILLE HWY (PARCEL #18-145-05-009)

SITE AREA: 3.01 ACRES (131,308 SF)

CURRENT ZONING: R-75

PROPOSED ZONING: MR-2

ALLOWABLE DENSITY: 12 UNITS PER ACRE (36 UNITS)

PROPOSED USE: 33 TOWNHOMES

MINIMUM UNIT SIZE: 1,800 SF (HEATED)

MAX. BUILDING HEIGHT: 3-STORIES

MAXIMUM LOT COVERAGE: 85% (111,612 SF)

PROVIDED LOT COVERAGE: 56% (73,662 SF)

REQUIRED OPEN SPACE: 15% (19,698 SF)

PROVIDED OPEN SPACE: 44% (57,446 SF)

SETBACKS

FRONT YARD: 20'

SIDE YARD: N/A

REAR YARD: 15'

TRANSITIONAL YARD: 50' CLASS C - FROM R-75 LOTS

PARKING SUMMARY

MINIMUM SPACES: 2 SPACE PER DWELLING = 66

RESIDENTIAL SPACES: 33

GARAGE SPACES: 66

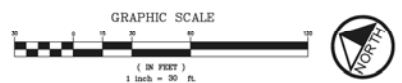
DRIVEWAY SPACES: 66

GUEST PARKING SPACES: 8

TOTAL SITE SPACES: 140

FLOOD PLAIN NOTE

THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PLAIN AS ESTABLISHED BY FEMA FLOOD INSURANCE RATE MAP PANEL NUMBER 13086C009A, DATED MAY 16, 2013.



CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	116.20	9624.27	N62°39'17"E	116.20

GEORGIA811
 Utilities Protection Center, Inc.
 Know what's below
 Call 811 or (800) 252-7411
 Before You Dig

CAUTION
 THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONFORMANCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

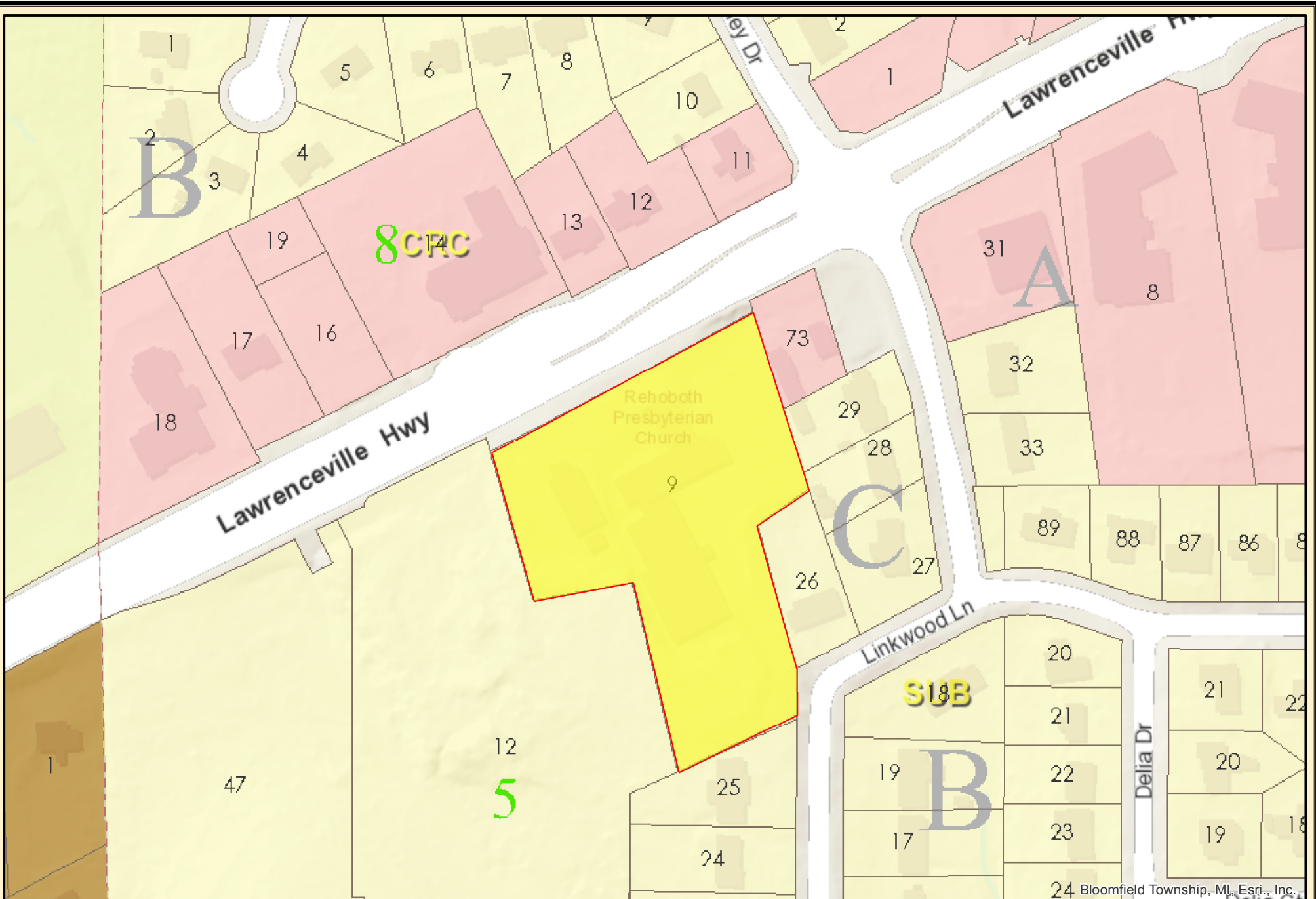


paradigm
 Engineering Services, Inc.
 Seven Downwoody Park
 Atlanta, GA 30338
 (770) 600-6030
 www.paradigmeng.com

Project No.	WBD	Date
Design By:	LF	
Drawn By:	WBD	4/2/2017
Checked By:	WBD	
Scale:		1" = 30'

InLine Communities, LLC
 48 Atlanta Dr
 Marietta, GA 30066
 (678)985-0913

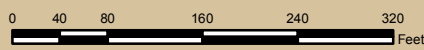
ZONING SITE PLAN
 LAWRENCEVILLE TOWNHOMES
 2729 LAWRENCEVILLE HIGHWAY
 Land Lot 145, 18th District
 DeKalb County, Georgia



24 Bloomfield Township, MI, Esri, Inc.



LP 17 21281 Land Use Map



Date Printed: 4/7/2017



DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.