

Agenda Item

File ID: 2018-2784

Substitute

12/4/2018

Public Hearing: YES NO

Department: Planning and Sustainability

SUBJECT:

Commission District(s): 3 & 7

Application of Sid Tepaul to rezone property from R-100 (Residential Medium Lot-100) to RSM (Residential Small Lot Mix) to allow development of a 33-lot urban single-family detached subdivision, at 4601 & 4625 Flat Shoals Road. (Amended to R-75 (Single-Family Residential District and 13 single family detached homes on 10/12/18).

Petition No.: Z-18-1235209

Proposed Use: 13 Single- Family Detached Homes (AMENDED from 33 Single-Family homes on 10/12/2018)

Location: 4601 & 4625 Flakes Mill Road

Parcel No.: 15 004 01 005 & 15 004 01 006

Information Contact: Marian Eisenberg

Phone Number: 404-371-4922

PURPOSE:

Application of Sid Tepaul to rezone property from R-100 (Residential Medium Lot-100) to RSM (Residential Small Lot Mix) to allow development of a 33-lot urban single-family detached subdivision [Amended to R-75 (Single-Family Residential District and 13 single-family detached homes on 10/12/18). The property is located on the northwest corner of Flakes Mill Road and Catalpa Lane, opposite Boxwood Walk, at 4601 and 4625 Flakes Mill Road in Ellenwood, Georgia. The property has approximately 658 feet of frontage along Flakes Mill road and 461 feet of frontage along Catalpa Lane and contains 6.48 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: OTHER 0-5-1

PLANNING COMMISSION: FULL CYCLE DEFERRAL

STAFF RECOMMENDATION: DENIAL OF RSM; APPROVE SUBSTITUTE OF R-75 WITH CONDITIONS.

PLANNING STAFF ANALYSIS: (REVISED 11/27/18) Since the October 10th Community Council meeting, the applicant has amended the rezoning application to a less intense district, from RSM (Residential Small Lot Mix) to R-75 (Single-Family Residential). The proposed site plan has been amended from 33 urban single-family detached lots at a proposed density of 5 units per acre to 13 single-family detached lots at a proposed density of 2 units per acre. Given that the subject properties are located in a predominantly undeveloped area bounded by three minor arterial roads (Flakes Mill Road, River Road, and Linecrest Road) it appears that a slightly more dense single-family residential district (R-75) would be appropriate, and appears to be in conformity with the following Suburban (SUB) Comprehensive Plan policies: 1) Protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density. The applicant's proposed single-family detached subdivision at a density of 2

units per acre appears to be compatible with surrounding single-family subdivisions including the Holly Springs single-family subdivision to the east (across Flakes Mill Road) developed at a density of 1.83 units per acre, and the Legacy Mills single-family subdivision to the south (across Catalpa Lane) developed density of 1.6 units per acre. Based on input at the November 13th Board of Commissioner public hearing, Staff has included additional zoning conditions.. Therefore, it is the recommendation of the Planning and Sustainability Department that the application be “Approved, with Staff’s recommended conditions”.

PLANNING COMMISSION VOTE: FULL CYCLE DEFERRAL 6-0-0. V. Moore moved, J. West seconded for a full cycle deferral to allow time for the applicant to meet with the community to discuss the amendment to R-75.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: OTHER 0-5-1. No quorum. Five of the six CC3 Board members present agreed that the application should be denied. One of the Board members abstained. Comments included: the proposed buildings, because of the compact layout, look like "fire traps"; the layout with front porches looking onto a common green space looks like "the projects"; there is not enough information about the appearance of the homes; the houses are too close together and aren't consistent with the development pattern of the surrounding area.

Z 18 1235209 RECOMMENDED ZONING CONDITIONS

1. Site shall be zoned R-75 District to develop up to a maximum of 13 single-family detached lots as shown on the conceptual site plan submitted to the Planning Department on October 12, 2018.
2. Must comply with minimum 20% open space requirement, of which 50% must be “enhanced” as defined in Section 5.5.3 (Open Space Standards) of the Zoning Ordinance. Detention pond cannot be counted as open space unless designed as a water feature.
3. Complete plat approval process for the subdivision of property.
4. Flakes Mill Road is a minor arterial. Requires right of way dedication of 40 feet from centerline of roadway, 6-foot sidewalks, 5-foot landscape strip, streetlights on back of sidewalk and bike lanes. Existing vegetation within the landscape strip shall be preserved and supplemented with new vegetation in accordance with the provisions of Article 5 of the Zoning Ordinance and subject to approval of the County Arborist.
5. Install a minimum 6-foot wide sidewalk and 5-foot wide landscape strip along Catalpa Lane subject to the provisions of Article 5 of the Zoning Ordinance. Existing vegetation within the landscape strip shall be preserved and supplemented with new vegetation in accordance with the provisions of Article 5 of the Zoning Ordinance and subject to approval of the County Arborist.
6. If approved by the Transportation Division at the time of Land Disturbance Permit, install speed bumps or speed humps along the proposed interior subdivision road.
7. There shall be a mandatory homeowners’ association to own and control all common areas and green space not conveyed to the County.
8. Proposed single-family subdivision shall include distinctly different front façade designs subject to the provisions of Article 5 of the Zoning Ordinance.
9. All proposed homes shall include a front porch and a rear screened patio with dimensions subject to the provisions of Article 5 of the Zoning Ordinance.

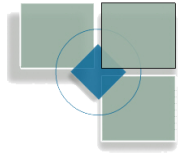


DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500

Decatur, GA 30030

(404) 371-2155 / plandev@dekalbcountyga.gov



Michael Thurmond
Chief Executive Officer

Planning Commission Hearing Date: November 1, 2018 6:30 P.M.
Board of Commissioners Hearing Date: November 13, 2018 6:30 P.M.

STAFF ANALYSIS

Case No.:	Z-18-1235209	Agenda #: N.8
Location/ Address:	4601 & 4625 Flakes Mill Road, Ellenwood, Georgia	Commission District: 3 Super District: 7
Parcel ID:	15 004 01 005 & 15 004 01 006	
Request:	To rezone property from R-100 (Residential Medium Lot-100) to RSM (Residential Small Lot Mix) to allow development of a 33-lot urban single-family detached subdivision [Revised to R-75 on 10/12/2018].	
Property Owner:	NHS Capital Properties	
Applicant/Agent:	Sid Tepaul	
Acreage:	6.48	
Existing Land Use:	Vacant	
Surrounding Properties:	Vacant land to the north; vacant land, a single-family home, and a church (God Life and Living Holiness church) to the west; a utility substation, vacant land, and Legacy Mill single-family subdivision (approx. 1.6 units per acre) to the south across Catalpa Lane; and Holly Hills single-family subdivision (approx.. 1.83 units per acre) to the east across Flakes Mill Road.	
Adjacent Zoning:	North: R-100 South: R-100 East: R-100 West: R-100	
Comprehensive Plan:	SUB	Consistent <input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/>
Proposed Density:	NA	Existing Density: NA
Proposed Units/Square Ft.:	12 single-family lots	Existing Units/Square Feet: Two Vacant Lots
Proposed Lot Coverage:	NA	Existing Lot Coverage: NA

ZONING HISTORY

It appears that the property has been zoned R-75 since the initial adoption of the DeKalb County Zoning Ordinance in 1956.

PROJECT ANALYSIS

Since the October 10th Community Council meeting, the applicant has amended the rezoning application to a less intense district, from RSM (Residential Small Lot Mix) to R-75 (Single-Family Residential). The proposed site plan has been amended from 33 urban single-family detached lots at a proposed density of 5 units per acre to 13 single-family detached lots at a proposed density of 2 units per acre. The proposed site plan shows one proposed cul-de-sac off of Catalpa Lane providing access to 13 single-family detached lots and one lot to be used for detention.

The 6.48 acre project site is located on the northwest corner of Flakes Mill Road and Catalpa Lane, opposite Boxwood Walk, at 4601 and 4625 Flakes Mill Road in Ellenwood, Georgia. The subject property is undeveloped with an abundance of mature vegetation.

The property is surrounded by vacant land to the north; vacant land, a single-family home, and a church (God Life and Living Holiness church) to the west; a utility substation, vacant land, and Legacy Mill single-family subdivision (approx. 1.6 units per acre) to the south across Catalpa Lane; and Holly Hills single-family subdivision (approx. 1.83 units per acre) to the east across Flakes Mill Road.

The properties are located in a predominantly undeveloped area bounded by Flakes Mill Road, River Road, and Linecrest Road (all minor arterial roads), and Catalpa Lane (a local road). Given this area is largely undeveloped and bounded on three sides by minor arterial roads, it appears that a slightly more dense single-family residential district would be appropriate. The applicant's proposed single-family detached subdivision at a density of 2 units per acre appears to be consistent with the Holly Springs single-family subdivision to the east across Flakes Mill Road developed at an approximate density of 1.83 units per acre, and is compatible with the Legacy Mills single-family subdivision to the south across Catalpa Lane developed with an approximate density of 1.6 units per acre.

IMPACT ANALYSIS

Section 7.3.4 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 zoning proposal is in conformity with the following Suburban (SUB) Comprehensive Plan policies: 1) Protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density.

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, as well as field investigation of the project site, it appears that the proposed R-75 single-family district is suitable with adjacent and surrounding properties. The applicant's proposed single-family detached subdivision at a density of 2 units per acre appears to be consistent with the Holly Springs single-family subdivision to the east across Flakes Mill Road developed at an approximate density of 1.83 units per acre, and is compatible with the Legacy Mills single-family subdivision to the south across Catalpa Lane developed with an approximate density of 1.6 units per acre.

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 as currently zoned R-100 which allows single-family residential development.

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

The properties are located in a predominantly undeveloped area bounded by Flakes Mill Road, River Road, and Linecrest Road (all minor arterial roads), and Catalpa Lane (a local road). Given this area is largely undeveloped and bounded on three sides by minor arterial roads, it appears that a slightly more dense single-family residential district would be appropriate. The applicant’s proposed single-family detached subdivision at a density of 2 units per acre appears to be consistent with the Holly Springs single-family subdivision to the east across Flakes Mill Road developed at an approximate density of 1.83 units per acre, and is compatible with the Legacy Mills single-family subdivision to the south across Catalpa Lane developed with an approximate density of 1.6 units per acre.

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 properties are located in a predominantly undeveloped area bounded by Flakes Mill Road, River Road, and Linecrest Road (all minor arterial roads), and Catalpa Lane (a local road). Given this area is largely undeveloped and bounded on three sides by minor arterial roads, it appears that a slightly more dense single-family residential district would be appropriate.

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

Based on the submitted information, there are no historic buildings, site, districts, or archaeological resources on the subject property.

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 could cause excessive use of existing streets, transportation facilities, utilities, or schools. The applicant will need to obtain a sewer capacity letter from the Department of Watershed Management to verify if sewer capacity is adequate.

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

It does not appear that the zoning proposal will adversely impact the environment or surrounding natural resources. The zoning proposal is consistent with the Suburban (SUB) Comprehensive Plan designation and is generally consistent with the predominant single-family development patter to the south and east.

COMPLIANCE WITH DISTRICT STANDARDS:

STANDARD		REQUIREMENT	PROPOSED	COMPLIANCE
LOT WIDTH		75 feet	75 feet	Yes
LOT AREA		10,000 s.f.	10,000 sf	Yes
YARD SETBACKS	FRONT	30 ft	35 ft	Yes

	INTERIOR SIDE	7.5 ft	7.5 ft	Yes
	REAR	40 ft	40 ft	Yes
TRANS. BUFFERS		None required	None	Yes
HEIGHT		35 ft max	Not shown	Can't be determined. Will have to comply with Max. 35 Ft building height.
OPEN SPACE		20% since project site is > 5 acres. A Minimum of 50% of open space must be enhanced.	20%. However proposed detention pond cannot be counted towards open space unless it is designed as a water feature.	NO. Proposed detention pond cannot be counted towards open space unless it is designed as a water feature. Planning Department will require compliance as recommended condition of zoning approval.
MAX LOT COVERAGE		35%	Not shown	Can't be determined. Will have to comply with Max 35% lot coverage.
MIN UNIT SIZE		1,600 sf	1,600 ft	Yes

Staff Recommendation (REVISED 11/27/18): DENIAL OF RSM; APPROVE SUBSTITUTE FOR R-75 WITH CONDITIONS

Since the October 10th Community Council meeting, the applicant has amended the rezoning application to a less intense district, from RSM (Residential Small Lot Mix) to R-75 (Single-Family Residential). The proposed site plan has been amended from 33 urban single-family detached lots at a proposed density of 5 units per acre to 13 single-family detached lots at a proposed density of 2 units per acre. Given that the subject properties are located in a predominantly undeveloped area bounded by three minor arterial roads (Flakes Mill Road, River Road, and Linecrest Road) it appears that a slightly more dense single-family residential district (R-75) would be appropriate, and appears to be in conformity with the following Suburban (SUB) Comprehensive Plan policies: 1) Protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density. The applicant's proposed single-family detached subdivision at a density of 2 units per acre appears to be compatible with surrounding single-family subdivisions including the Holly Springs single-family subdivision to the east (across Flakes Mill Road) developed at a density of 1.83 units per acre, and the Legacy Mills single-family subdivision to the south (across Catalpa Lane) developed density of 1.6 units per acre. Based on input at the November 13th Board of Commissioner public hearing, Staff has included additional zoning conditions.. Therefore, it is the recommendation of the Planning and Sustainability Department that the application be "Approved" with the following conditions:

- 1) Site shall be zoned R-75 District to develop up to a maximum of 13 single-family detached lots as shown on the conceptual site plan submitted to the Planning Department on October 12, 2018.

- 2) Must comply with minimum 20% open space requirement, of which 50% must be “enhanced” as defined in Section 5.5.3 (Open Space Standards) of the Zoning Ordinance. Detention pond cannot be counted as open space unless designed as a water feature.
- 3) Complete plat approval process for the subdivision of property.
- 4) Flakes Mill Road is a minor arterial. Requires right of way dedication of 40 feet from centerline of roadway, 6 foot sidewalks, 5 foot landscape strip, streetlights on back of sidewalk and bike lanes. Existing vegetation within the landscape strip shall be preserved and supplemented with new vegetation in accordance with the provisions of Article 5 of the Zoning Ordinance and subject to approval of the County Arborist.
- 5) Install a minimum 6 foot wide sidewalk and 5 foot wide landscape strip along Catalpa Lane subject to the provisions of Article 5 of the Zoning Ordinance. Existing vegetation within the landscape strip shall be preserved and supplemented with new vegetation in accordance with the provisions of Article 5 of the Zoning Ordinance and subject to approval of the County Arborist.
- 6) If approved by the Transportation Division at the time of Land Disturbance Permit, install speed bumps or speed humps along the proposed interior subdivision road.
- 7) There shall be a mandatory homeowners’ association to own and control all common areas and green space not conveyed to the County.
- 8) Proposed single-family subdivision shall include distinctly different front façade designs subject to the provisions of Article 5 of the Zoning Ordinance.
- 9) All proposed homes shall include a front porch and a rear screened patio with dimensions subject to the provisions of Article 5 of the Zoning Ordinance.

Attachments:

1. Departmental Comments
 - a. Land Development Division
 - b. Traffic Engineering Division
 - c. Watershed Management
 - d. Board of Health
2. Application
3. Site Plan
4. Zoning Map
5. Aerial Photograph
6. Location Photographs

NEXT STEPS: *Following an approval of this action, one or several of the following approvals or permits may be required:*

- ✓ **Land Disturbance Permit** *(Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)*
- ✓ **Building Permit** *(New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. zoning, site development, watershed and health department standards will be checked for compliance.)*
- ✓ **Architectural Design Requirements of Article 5** *(New construction or exterior renovation)*

- ✓ **Certificate of Occupancy** *(Required prior to occupation of a commercial space and for use of property for any business type. The issuance follows the review of submitted plans if required based on the type occupancy.)*
- ✓ **Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued “administratively”; no public hearing required.)*
 - **Sketch Plat Approval** *(Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)*
- ✓ **Variance or Special Exception** *(Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*
 - **Major Modification** *(Required if there are any changes to zoning conditions approved by the Board of Commissioner on a prior rezoning.)*
 - **Business License** *(Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).*
 - **Alcohol License** *(Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)*

Each of the approvals and permits listed above require submittal to the appropriate department or division

// Revised //

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Date Received: 10/12/18 Application No: Z-18-1235209

Applicant Name: Sid Tejpal

Applicant E-Mail Address: samirproperties@bellsouth.net

Applicant Mailing Address: 11890 Douglas Road, Suite 110
Alpharetta GA 30005

Applicant Daytime Phone: 770-842-7383 Fax: 770-521-0058

Owner Name: NHS Capital Properties LLC
If more than one owner, attach list of owners.

Owner Mailing Address: 9155 Waits Ferry Xing, Duluth GA 30097

Owner Daytime Phone: 770-314-9817

Address of Subject Property: 4601/4625 Flakes Mill Road, Ellenwood
GA 30294

Parcel ID#: _____

Acreage: 6.48 Commission District: 3

Present Zoning District(s): R-100

Proposed Zoning District: R-75

Present Land Use Designation: R-100

Proposed Land Use Designation (if applicable): R-75

Impact Analysis

- a. The property is currently zoned R-100, we propose to re zone the property to R-75 zoning. There are currently several properties in the area that are zoned R-75, R-60, and town homes. The total acreage of the property is 6.48 acres, we propose to develop 12 detached single family homes. We could conform to the Dekalb County ordinance towards building standard towards the R-75 zoning.
- b. The re zoning proposal is suitable use as R-75 (single family small lot) development. There are presently other developments in the area with similar zoning.
- c. There other economic use that could be developed at the property, but R-75 is in our opinion suitable use with 12 single family homes.
- d. The proposed zoning will not adversely affect the existing use of usability of adjacent or nearby properties.
- e. The changing conditions affecting the use and development of the property are as present zoned 10 residential single family lots, proposed 12 residential family lots.
- f. The zoning proposal will not affect any historical building, sites, districts or archaeological resources.
- g. The zoning proposal will not result in cause excessive or burdensome use of existing streets. The development will consist of only 12 single family

homes, with 2 cars per dwelling this would be a maximum of 24 additional cars per day.



**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.: Z-18-1235209

Parcel I.D. #: 15-004-01-005 & 15-004-01-006

Address: 4601 & 4625 Flakes Mill Road

Ellenwood, Georgia

WATER:

Size of existing water main: 6" CI, 8" 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: Conley Creek Basin

Is sewer adjacent to property: Yes () No (X) If no, distance to nearest line: Approximately 156 feet South of Property

Water Treatment Facility: Snapfinger Creek 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.

Signature:

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

10/16/2018

N.6

SLUP-18-1235206 2018-2748 18-063-14-009,18-101-02-001

1910 Lawrenceville Highway, Decatur, GA 30033/1910 Orion Drive, Decatur, GA 30033

Amendment

- Please see general comments.

N.7

Z-18-1235215 2018-2795 15-118-06-002

2606 Whites Mill Road, Decatur, GA 30034

Amendment

- Please see general comments.

 N.8

Z-18-1235209 2018-2784 15-004-01-005,15-004-01-006

4601 and 4625 Flakes Mill Road

Amendment

- Please see general comments.

N.9

Z-18-1235224 2018-2797 15-201-11-020

2866 Belvedere Lane

Amendment

- Please see general comments.

10/16/2018

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.

Lawrenceville Hwy within the current right of way to the intersection of Harrington Dr (+/- 200 feet), including any necessary ADA ramps. Restripe Orion Drive from Lawrenceville Hwy to the bridge. Upgrade the traffic signal at the intersection of Orion Drive and Lawrenceville Hwy to include pedestrian features. Street Lights required.

N7- No Comment

N8- Flake Mill Road is a minor arterial. Requires right of way dedication of 40 feet from centerline of roadway, 6 foot sidewalks, 5 foot landscape strip, streetlights on back of sidewalk and bike lanes. Line up future access points with Boxwood Lane or the required offset of 245 feet centerline to centerline, as required in Section 14-200 (6) of the land development code. Build sidewalk from Catalpa Lane to River Road on west side of road.

N9. No Comment

N10. Covington Hwy is State Route 10. GDOT review and approval is required prior to any land development permits by DeKalb County. Add sidewalks along the frontage. No parking vehicles within the state right of way.

N11. No Comment

From: Hill, LaSondra

Sent: Friday, October 5, 2018 2:26 PM

To: Cushnie, Donovan <dcushnie@dekalbcountyga.gov>; Pelton, David <dwpelton@dekalbcountyga.gov>; Ross, David <dmross@dekalbcountyga.gov>; David Yoke <david_s_yoke@dekalbschoolsga.org>; Evangeline Reaves <Evangeline.Reaves@dph.ga.gov>; Laguaite, Francis K. <fkaguaite@dekalbcountyga.gov>; Greg Floyd <gffloyd@itsmarta.com>; Hans Williams <hans_g_williams@dekalbschoolsga.org>; Holmes, Jessica L. <jlholmes@dekalbcountyga.gov>; Jones, Ebonique D. <edjones@dekalbcountyga.gov>; MARTA (arhein@itsmarta.com) <arhein@itsmarta.com>; Keeter, Patrece <pgkeeter@dekalbcountyga.gov>; Allen, Peggy <pvalen@dekalbcountyga.gov>; Richard Slaton, MARTA <rslaton@itsmarta.com>; Weaver, Sandra Z <SZWEAVER@dekalbcountyga.gov>; Baugh, Shauna S. <ssbaugh@dekalbcountyga.gov>

Cc: Alexander, Michelle M. <mmalexander@dekalbcountyga.gov>

Subject: Request for Inter-Departmental Comments

Importance: High

Please find attached the November 2018 Rezone agenda (with Staff case assignment) and request for comments on Rezoning and Special Land Use Permit applications.

Here is the link for the cases:

<https://www.dropbox.com/sh/us7n7muappa6g0o/AADr3et1G-KDZpDEzseZabfFa?dl=0>

Please submit your comments/questions no later than **Monday, October 15, 2018**. Please use the comment forms that are provided in this email.

Please do not wait to open this link, as it expires. Please open and save the files for when you're ready to review.

If you have problems with the link, please let me know and I will send them in PDF in several emails.

Thank you.

LaSondra H. Hill

*Administrative Specialist,
DeKalb County Planning & Sustainability Department*

Reid, John

From: Hill, LaSondra
Sent: Tuesday, October 16, 2018 7:24 AM
To: Furman, Melora L.; Hill, Karen F.; Reid, John; Brewer, Brian N.; McNeil, Jeremy P.
Cc: Alexander, Michelle M.
Subject: FW: Request for Inter-Departmental Comments
Attachments: 2820_Decatur Landing_NOD Exp with Cond_executed_20180905.pdf

From: Keeter, Patrece
Sent: Monday, October 15, 2018 5:52 PM
To: Hill, LaSondra <lahill@dekalbcountyga.gov>
Cc: Eisenberg, Marian <meisenberg@dekalbcountyga.gov>; Furman, Melora L. <mifurman@dekalbcountyga.gov>
Subject: RE: Request for Inter-Departmental Comments

I am having another surgery on the 26th. Everything is looking good- just need to go thru it... I will be out from Oct 26th to Nov. 5th- and maybe more based on my recovery. So if anything is hot- hit me up before then! Thanks!

D1 & @2- Meet all the requirements of the DRI Notice of Decision. See Attached. No left turns out of Oak Tree Road onto North Druid Hills Road. No left turns out of the existing access point on Lawrenceville Hwy. These roads are restricted to left in/right in/ right out. Lawrenceville Hwy is a state route. GDOT must review and approve the site plans prior to submitting for a land development permit. Provide a 25 foot access easement for a future 10 foot multiuse path on the north side of South Fork Peachtree Creek- outside of the 50 foot stream buffer at a location approved by DeKalb County. Easement to be dedicated at the time of permitting. Provide a connection from the development to the South Fork Peachtree Multiuse Path. Provide a multiuse path along Mistletoe Road connecting the neighborhood to the development via the traffic signal. The developer requires a right of way swap for Sweet Briar Road. The County recommends an abandonment, instead of a swap, as this road is really an interior road for use by the development. Ensure that the curves on Sweet Briar Road meet the minimum standards for a road open to the public, including sight distance requirements for existing and future driveways. Fill in the sidewalk gap (+/- 50 feet) along Lawrenceville Hwy in front of 2148 Lawrenceville Hwy, including any ADA ramps. Fill in the sidewalk gap (+/- 80 feet) in front of 3873 North Druid Hills Rd, including any necessary ADA ramps. Install sidewalks/fill in sidewalk gaps and install pedestrian scale lighting on all public roads leading into the development. Pay Georgia Power to install pedestrian scale lighting on North Druid Hills from the deceleration lane at Birch to Lawrenceville Hwy and along Lawrenceville Hwy to the southern property line. DeKalb County will pay the monthly energy charge for areas that do not directly abut the development. Provide meaningful pedestrian/bike connections interior to the development to each destination, including lighting and bike racks to all destinations. Extend the left turn lane northbound on Lawrenceville Hwy at the intersection of North Druid Hills by modifying the median.

General Concern with the site plan: Mistletoe will be one of two full access entrances to the site. It has a direct connection to North Druid Hills and the neighborhood. Yet the sight plan has the entrance feeding the traffic into what appears to be the loading docks and back doors of the box stores. I understand there is a grade change, but there has got to be a way to design this better.

N1. No Comment

N2 & N3- Dedicate 27.5 feet of right of way form the centerline of Pine Mountain Road. Bring road up to current county standards at time of any land disturbance permits from the intersection of Bruce Street to northern property line.

N4, N5 & N6- Lawrenceville Hwy is state route 8. All access points on Lawrenceville Hwy are require GDOT review and approval required prior to submitting any land development permits to DeKalb County. Extend sidewalks along



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, if one becomes necessary. 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. The site is a stormwater hotspot. Recommend Low Impact Development features and Green Infrastructure be included in the proposed site design to protect as much as practicable.

- **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**

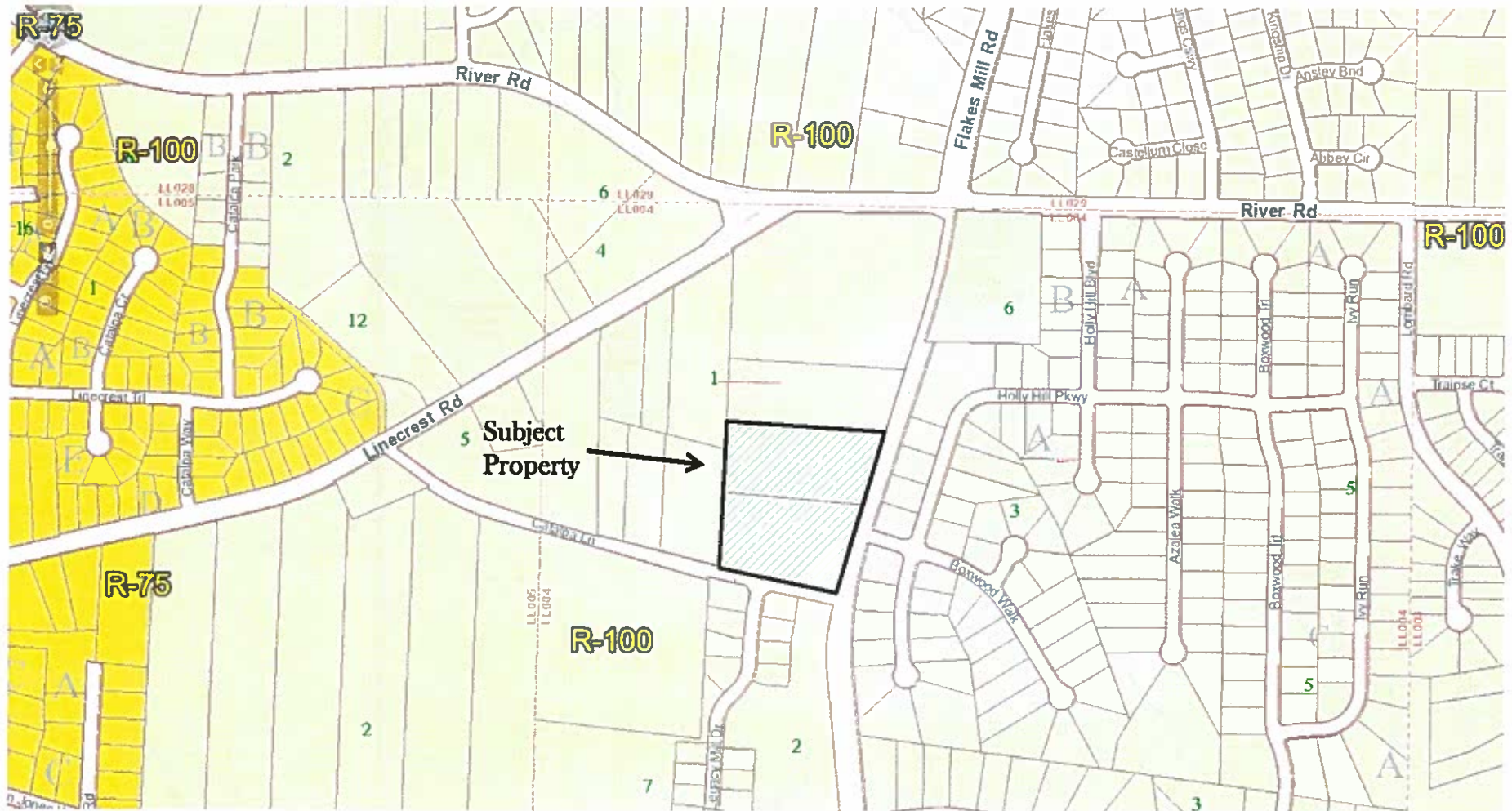
Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.

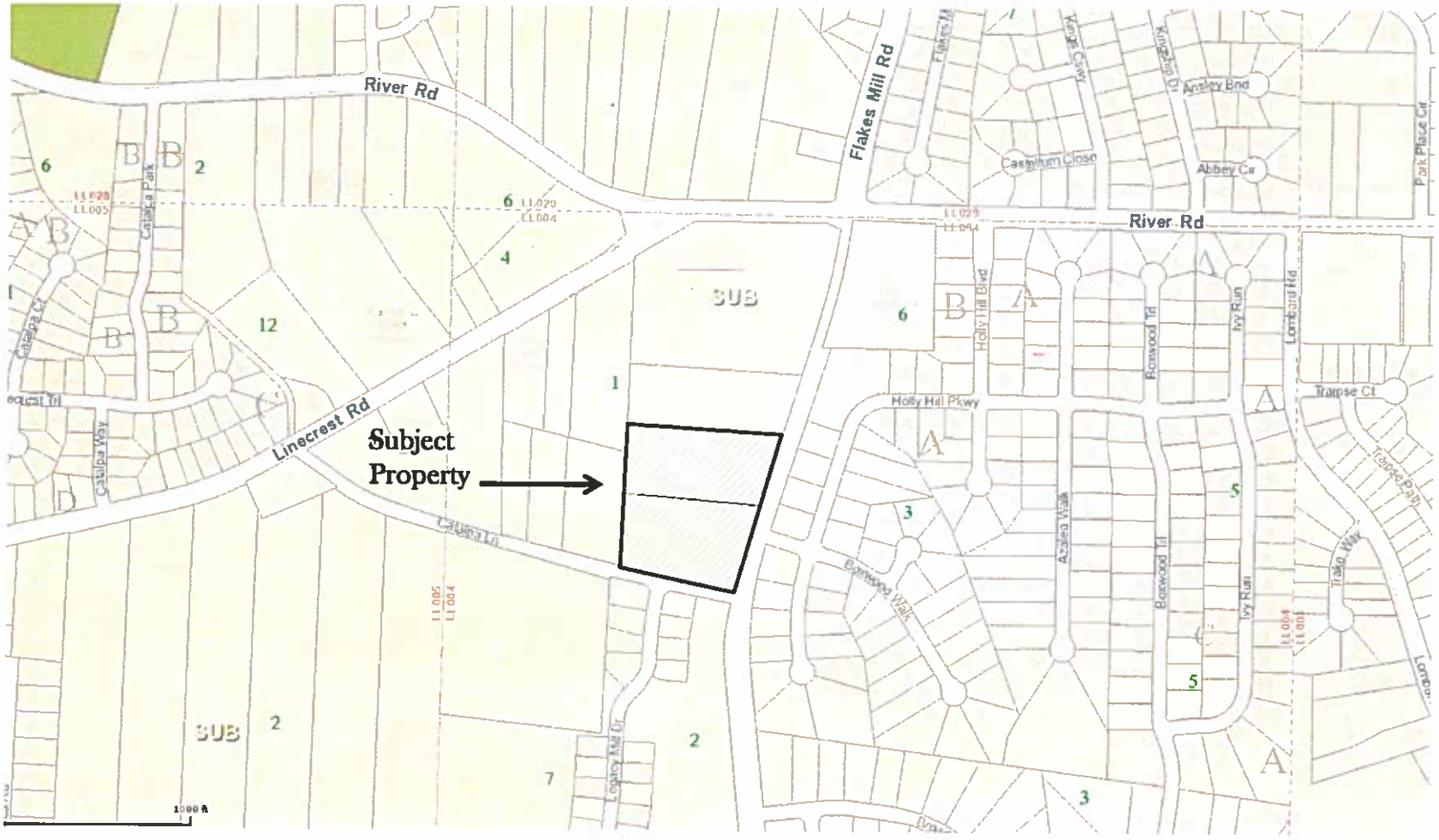
- **Tributary Buffer**

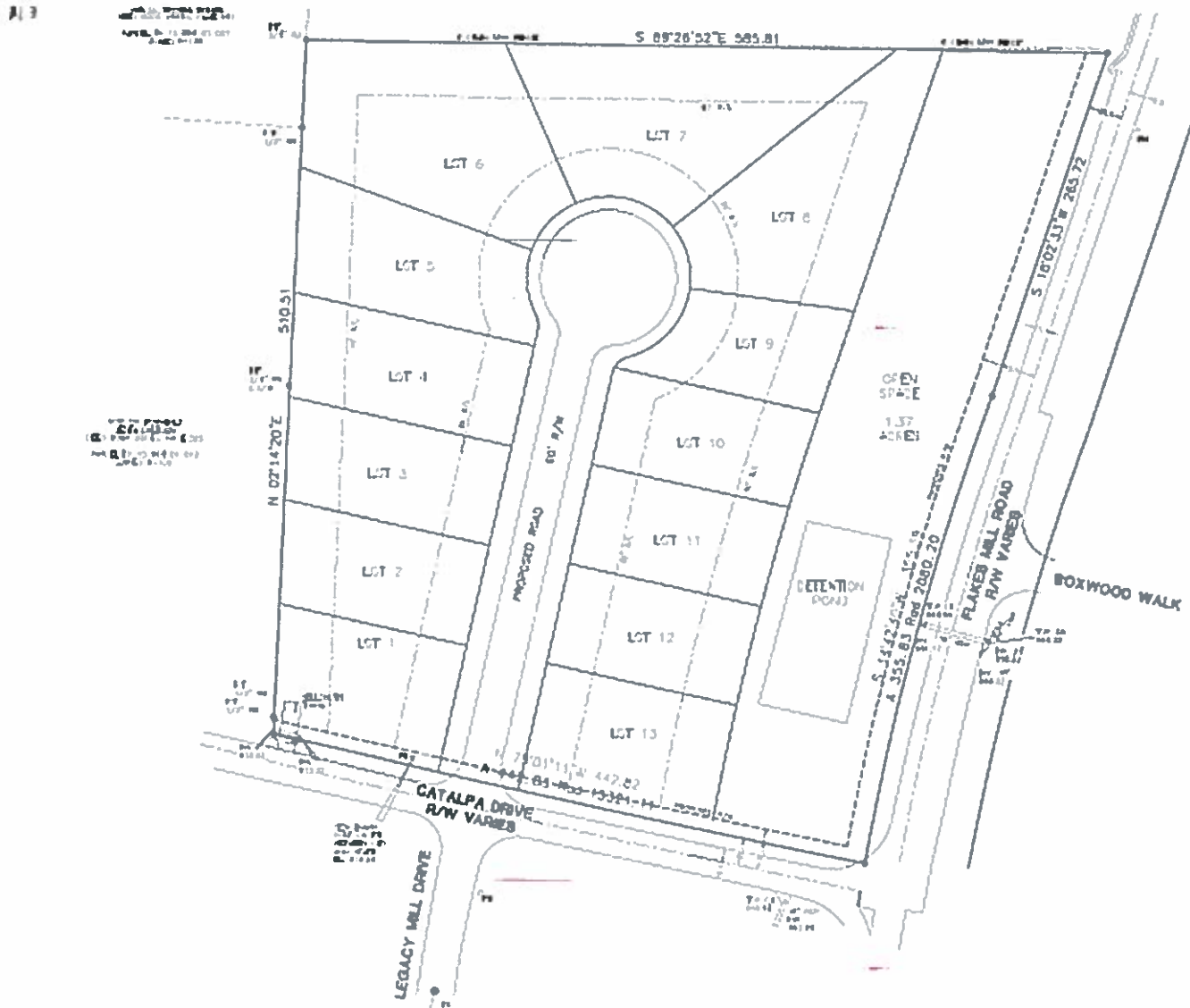
State water buffer was not reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

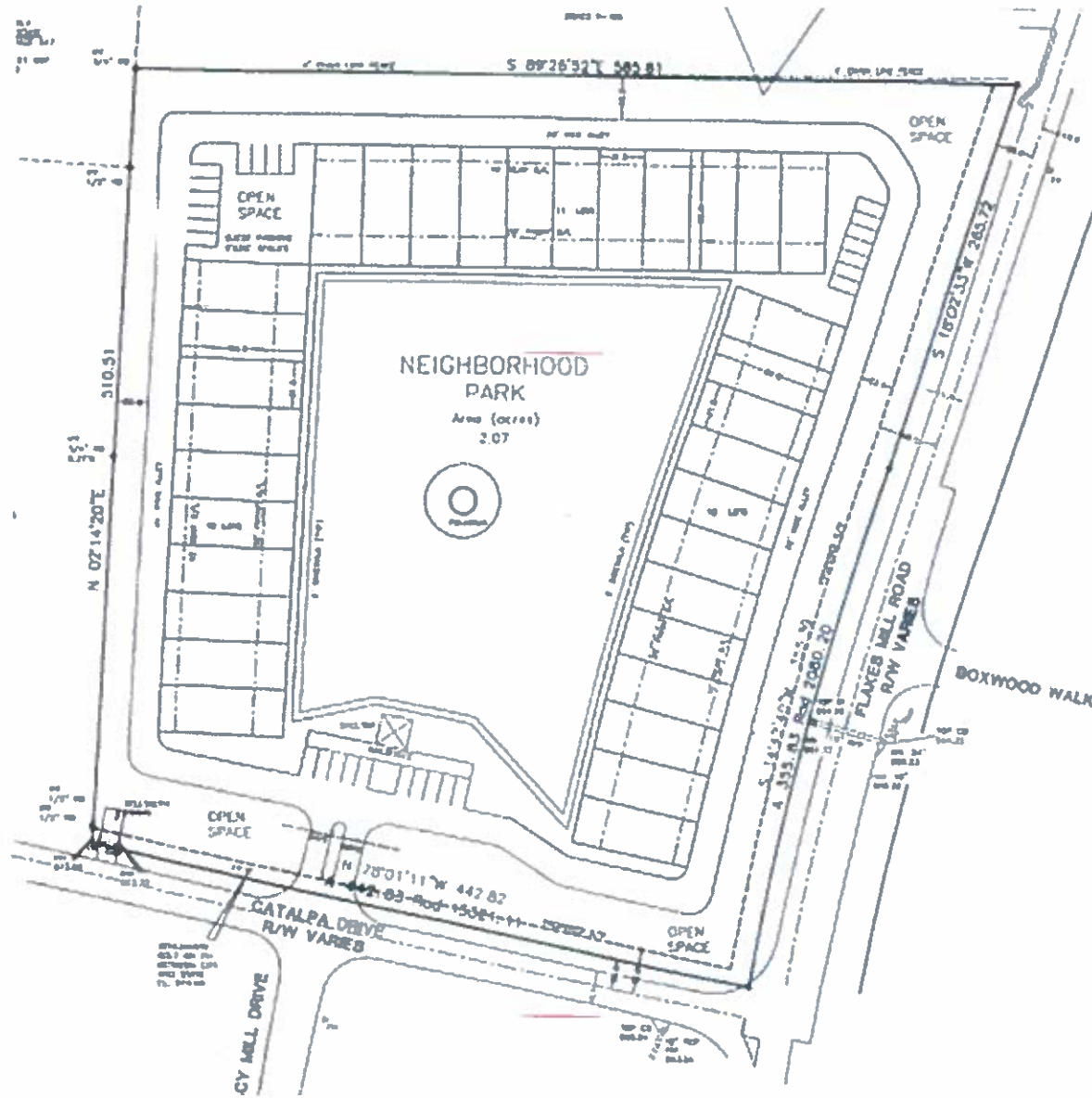
- **Fire Safety**

Plans for land development permit must comply with Chapter 12 DeKalb County Code for fire protection and prevention.









N.8

Z 18 1235209

Concept Elevation

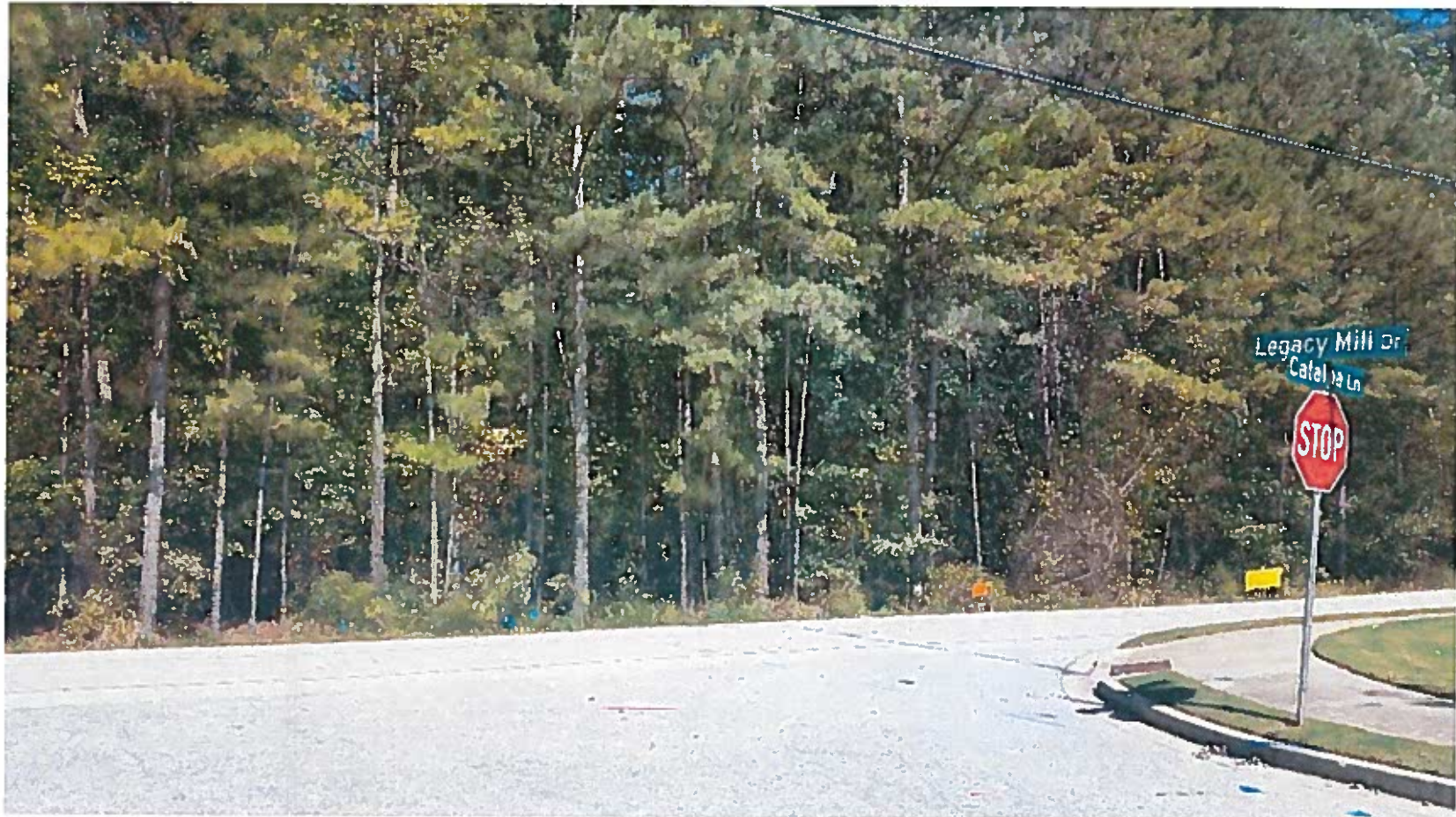


N.8

Z 18 1235209

Aerial





DEPARTMENT OF PLANNING & SUSTAINABILITY

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



Date Received: _____ Application No: 2-18-1235209

Applicant Name: Sid Teppaw

Applicant E-Mail Address: samiproperties@bellsouth.net

Applicant Mailing Address: 11890 Douglas Road, Suite 110
Alpharetta GA 30005

Applicant Daytime Phone: 770-842-7383 Fax: 770-521-0058

Owner Name: NHS Capital Properties LLC
If more than one owner, attach list of owners.

Owner Mailing Address: 9155 Waits Ferry Xing, Duluth GA 30097

Owner Daytime Phone: 770-314-9817

Address of Subject Property: 4601/4625 Flakes Mill Road, Ellenwood
GA 30294

Parcel ID#: _____

Acreage: 6.48 Commission District: 3

Present Zoning District(s): R-100

Proposed Zoning District: RSM

Present Land Use Designation: R-100

Proposed Land Use Designation (if applicable): RSM

Public Notice

To

Request to Rezone

Located at: 4601 Flakes Mill Road

Ellenwood, Georgia

Current zoning R-100

Proposed zoning RSM

Pre – Submittal Community Meeting to take place at

Location: 4601 Flakes Mill Road/Catalpa Ln

Ellenwood, Georgia 30294

Date & Time: Monday, August 27th, 2018 at
7.00 p.m.

