

**Planning Commission Hearing Date: March 4, 2025**  
**Board of Commissioners Hearing Date: March 27, 2025**

**STAFF ANALYSIS**

<b>Case No.:</b>	Z-25-1247356	<b>Agenda #:</b> 2025-0045
<b>Address:</b>	2883 & 2893 Midway Road	<b>Commission District:</b> 03 Super <b>District:</b> 06
<b>Parcel ID(s):</b>	15-201-12-002 & 15-201-12-003	
<b>Request:</b>	Rezone property from R-75 (Residential Medium Lot-75) Zoning District to R-60 (Residential Small Lot-60) Zoning District to develop a cottage court community.	
<b>Property Owner(s):</b>	Jeffrey Robertson and Carla Langan	
<b>Applicant/Agent:</b>	Microlife Institute	
<b>Acreage:</b>	2.12 acres	
<b>Existing Land Use:</b>	Single Family Residence and Vacant Lot	
<b>Surrounding Properties:</b>	<b>North:</b> R-75 (Residential Medium Lot-75) <b>East:</b> R-75 <b>South:</b> C-1 (Local commercial), C-2 (General Commercial) <b>West:</b> R-75	
<b>Comprehensive Plan:</b>	<b>SUB (Suburban)</b> <b>Inconsistent</b>	<b>Consistent X</b>

**Staff Recommendation: Approval with Conditions.**

The applicant, Microlife Institute, is seeking to rezone the subject property from the R-75 (Residential Medium Lot-75) Zoning District to the R-60 (Residential Medium Lot-60) Zoning District for a cottage home development with eighteen (18) fee-simple (owner occupied) units:

- Six (6) three (3) bedroom/ two (2) bathroom units with a carport and driveway
- Six (6) two (2) bedroom/ two and a half (2.5) bathroom units
- Six (6) two bedroom / one (1) bathroom units

The proposed single-family cottage land use and conceptual layout of small homes clustered around a courtyard appears to be consistent with the following strategies and policies of the Suburban Character Area of the *2050 Unified Plan*, “Permit cottage court developments, accessory housing units, new well-designed, small-scale infill multi-family residences and other innovative housing types to increase housing choice, income diversity, and limited neighborhood density” (*DeKalb 2050 Unified Plan, Land Use*

*Compatibility, Pg. 39*). An increase in density may be appropriate at the subject site, which fronts on a collector street between residential (*Suburban Character Area*) and commercial (*Town Center Character Area*) as well as the *Master Active Living Plan (MALP) – Belvedere*. The *MALP* encourages residential infill and improved connectivity to nearby parks, such as Dearborn Park along Midway Road (located less than a mile from the subject site). The plan also advocates for enhanced walkability along Columbia Drive and revitalization efforts of Belvedere Plaza, encouraging a more accessible community focal point (Pgs. 3,9,10, and 13, *MALP - Belvedere*). Belvedere Plaza and the commercial corridor of Memorial Drive are directly south of the subject site.

**Site Plan Review:**

An appropriately designed cottage development with maximum building heights of 1.5 stories and maximum 1,200 square foot units would not be expected to adversely affect the existing use of adjacent or nearby properties, which are comprised of small single-family, detached homes of similar height and character. The lot area (2.12 acres) meets the requirement for a cottage development in an R-60 zoning district (cumulative lot area required by the base zoning district for the number of dwelling units to be constructed and reducing the result by fifty (50) percent). According to 27-5.7.9 – *Single-family, cottage development (D) Development Standards*, individual lots within the cottage development are exempt from the base zoning district standards for lot area, lot width, setbacks, and lot coverage. However, the lot area, width, setbacks, and lot coverage apply to the overall cottage development parcel. The original proposed site plan (dated 12.16.24 titled *Version 1*) has since been updated based on Staff’s original feedback and findings.

**Updated Site Plan (Version 2 - 3/10/2025) Review:**

The revised site plan now incorporates an official survey, improving accuracy over the previous GIS-based estimate. Key adjustments include an updated alley design (Condition 4) that enhances fire and sanitation access, along with a relocated dumpster for improved serviceability. A sidewalk connection (Condition 7) links the existing Midway sidewalk to the common area. Further refinements include verification that the maximum cottage-to-parking distance remains under 200' (Condition 9), a reduction in total parking spaces from 41 to the allowed 40, and a corrected front setback of 20' to align with adjacent properties. The cottage footprints have also been refined while maintaining compliance with Condition 2. All other conditions are either already addressed or will be incorporated as the plan progresses. As this remains a preliminary, in-house version, a licensed Civil Engineer will finalize the sketch plat, ensuring compliance with additional conditions, including tree recompense, stormwater management, and detailed landscaping.

Furthermore, the Applicant will need to verify the proposal complies with 27-5.7.9 **(D2)** *lot coverage and open space* and **(J)** *Additional Cottage Development Elements*. Other interdepartmental comments (enclosed) to be considered:

- Transportation (Street Lighting 10-foot multimodal path and landscape strip)
- MARTA (connection to bus stops along Memorial Drive and/or Midway Road)

The proposed density of eight (8) units per acre is consistent with the maximum densities allowed by the SUB character area and the existing development pattern along Midway Road. The proposal would also serve

as an appropriate transition between the Suburban Character Area and the Town Center node. Upon review of 27-7.3.5 (A-H), Staff is recommending an *approval with conditions* as the proposal demonstrates appropriate compatibility, supports the intent of the MALP, and attracts affordable new investment opportunity for multi-generational living.

Z-25-1247194

Staff Recommended Conditions 03/17/2025

2883 and 2893 Midway Road

Decatur, GA 30032

- 1) The development shall have a maximum of eighteen (18), detached, single-family cottage homes. General compliance with the site plan dated 03/10/25, shall be required, subject to approval of the Planning Director.
- 2) Unit sizes shall be a minimum of 350 square feet and shall not exceed 1,200 square feet of heated floor area.
- 3) The proposed alignment of dwellings and other improvements shall conform with all standards of 27-5.7.9 – *Single-family, cottage development* of the Zoning Ordinance.
- 4) Proposed cottages shall be located and centered around a common area of enhanced open space in general conformance to that shown on the site plan dated 03/10/2025 and titled “*Version 2*”. The site plan is conceptual, however, and the location of the dwelling units may be altered to better support other required improvements, such as emergency vehicle “T” turn around as described herein, off-street parking, and storm water detention facilities, subject to approval of the Planning Director. All dwelling units shall be within 60 feet walking distance along the shortest safe walking route to the nearest point of the common open space.
- 5) All home designs shall be consistent with the enclosed color rendering(s) entitled “2883 and 2893 Midway Road Proposed Plans/Elevations and Renderings” dated 12/16/2024, including, but not limited to architectural details and the following building materials: cementitious siding, shingle roofing or metal roofs over porches, and must comply with the applicable provisions of Article 5 *Section 5.7.9.* of the Zoning Ordinance related to building form and design.
- 6) Independent of the landscaping required in the right-of-way per *Section 5.4.3.*, additional landscaping may be required in the front yard of the development site subject to the discretion of the Planning Director.
- 7) At least one (1) pedestrian path(s) (measuring five (5) feet in width) shall be provided connecting the main common area to the sidewalk along Midway Road. Additional connections may be required, subject to the discretion of the Planning Director.
- 8) A homeowners’ association or property owners’ association (HOA or POA) shall be created to ensure proper maintenance and funding of shared facilities. All areas/facilities interior to the development site, such as stormwater facilities, detention ponds, open spaces, streets, alleys, and parking areas, shall remain privately owned and maintained in perpetuity.
- 9) Parking areas shall be provided so that the principal entrance of each dwelling unit is no further than 200 feet from such area. The orientation of dwellings and parking areas shall be provided so that parking areas are provided on the side or rear of the development and/or are accessible via

alleys. Alleys, subject to applicable fire code and Land Development code requirements, are encouraged.

- 10) Any streets designated as such shall be built to public street standards and shall have landscaping and streetscaping on both sides of curb as per new street requirements in Section 5.4.3. Any alleys designated as such shall have a minimum five (5)-foot sidewalk and landscape strip provided on at least one-side. Sidewalks may be provided to the back of off-street parking spaces.
- 11) 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 Planning Commission, the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by each entity.

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer  
Lorraine Cochran-Johnson

Interim Director  
Cedric G. Hudson, MCRP

### ZONING COMMENTS – DECEMBER 2024

**N1-2025-0045 Z-25-1247356 – 2883 & 2893 Midway Road-** All interior roads are to be private (privately owned and maintained). Midway Road is classified as a collector road. Requires a 35' right of way dedication from centerline or such that all public infrastructure is within right of way, whichever greater. Requires a 10' multiuse path (in lieu of a 6' sidewalk and a 4' bike lane). Bring curb/gutter up to current county standards. A 5' landscape strip (min) is required from back of curb to the path. A 10' total landscape strip is required. Pedestrian scale street lighting required. No poles to remain within the multiuse path. Ensure that all sight distances (intersection and stopping) are met at the street entrance with Midway Road when submitting land disturbance permits.

**N2-2025-0046 SLUP-25-1247359 – 3420 E Ponce De Leon Ave.** – No Comments.

**N3-2025-0047 SLUP-25-1247365 – 1600 Mount Mariah Road** - No Comments.



01/14/2025

To: Ms. LaSondra Hill  
From: Ryan Cira, Director  
Cc: Alan Gaines, Deputy Director  
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.

N.1-2025-0045

Z-25-1247356

2883 and 2893 Midway Road, Decatur, GA 30030

Amendment

- Please review general comments.
- Septic installed on property 2893 Midway Road, Decatur, GA

N.2-2025-0046

SLUP-25-1247359 18 047 02 010

3420 East Ponce De Leon Ave., Scottdale, GA 30079

Amendment

- Please review the general comments.

N.3-2025-0047

SLUP-25-1247365 18 152 01 054

1600 Mount Mariah Road, Atlanta, GA 30329

Amendment

- Please review the general comments.

**DeKalb Public Health**

445 Winn Way – Box 987

Decatur, GA 30030

404.294.3700 • [www.dekalbhealth.net](http://www.dekalbhealth.net)



**DeKalb County School District  
Development Review Comments**

Analysis Date: 1/13/2025

Submitted to: DeKalb County

Case #: Z-25-1247356

Parcel #: 15 201 1 002, 15 201 12 003

Name of Applicant: Microlife Institute

Location: 2893 Midway Rd, Decatur, GA, 30030

Description: Rezoning request to allow for development of 18 units Single family homes community.

**Impact of Development:** When fully constructed, this development would be expected to generate 8 students: 0 at Avondale Elementary School, 0 at Druid Hills Middle School, 1 at Druid Hills High School, 3 at other DCSD schools, and 4 at private school. The additional homes are not expected to have a significant impact on the neighborhood schools.

Current Condition of Schools	Avondale Elementary School	Druid Hills Middle School	Druid Hills High School	Other DCSD Schools	Private Schools	Total
Capacity	648	1,170	1,395			
Portables	0	0	0			
Enrollment (Fcast Oct. 2022)	412	974	1,405			
Seats Available	236	196	-10			
Utilization (%)	63.6%	83.2%	100.7%			

**New students from development**                      0                      0                      1                      3                      4                      8

New Enrollment	412	974	1,406
New Seats Available	236	196	-11
New Utilization	63.6%	83.2%	100.8%

Yield Rates	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.0079	0.1088	0.1028	0.2195
Middle	0.0163	0.0348	0.0336	0.0848
High	0.0435	0.0029	0.0315	0.0779
<b>Total</b>	<b>0.0678</b>	<b>0.1466</b>	<b>0.1679</b>	<b>0.3823</b>
<b>Student Calculations</b>				
Proposed Units	18			
Unit Type	SF			
Cluster	Druid Hills High School			
Units x Yield	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.14	1.96	1.85	3.95
Middle	0.29	0.63	0.61	1.53
High	0.78	0.05	0.57	1.40
<b>Total</b>	<b>1.21</b>	<b>2.64</b>	<b>3.03</b>	<b>6.88</b>
Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total
Avondale Elementary School	0	2	2	4
Druid Hills Middle School	0	1	1	2
Druid Hills High School	1	0	1	2
<b>Total</b>	<b>1</b>	<b>3</b>	<b>4</b>	<b>8</b>



**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

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

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**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**

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- **Storm Water Management**

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- **Flood Hazard Area/Wetlands**

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- **Landscaping/Tree Preservation**

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- **Tributary Buffer**

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- **Fire Safety**

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**REZONE  
COMMENTS FORM:**

**PUBLIC WORKS ROAD AND DRAINAGE**

Case No.: \_\_\_\_\_ Parcel I.D. #: \_\_\_\_\_

Address: \_\_\_\_\_

Drainage Basin: \_\_\_\_\_

Upstream Drainage Area: \_\_\_\_\_

Percent of Property in 100-Year Floodplain: \_\_\_\_\_

Impact on property (flood, erosion, sedimentation) under existing zoning: \_\_\_\_\_

Required detention facility(s): \_\_\_\_\_

**COMMENTS:**

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Signature: Akin Akinsola



DEKALB COUNTY  
GOVERNMENT PLANNING  
DEPARTMENT DISTRIBUTION  
FORM

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COMMENTS FORM:  
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: Z-25-1247386 Parcel I.D. #s: 15-201 12-002  
12-003  
Address: 2883 + 2893 Midway Road  
Decatur, Ga. 30030

Adjacent Roadway (s):

(classification) (classification)

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

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

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7<sup>th</sup> Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the \_\_\_\_\_ square foot place of worship building would generate \_\_\_\_\_ vehicle trip ends, with approximately \_\_\_\_\_ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the \_\_\_\_\_ (Single Family Residential) District designation which allows a maximum of \_\_\_\_\_ units per acres, and the given fact that the project site is approximately \_\_\_\_\_ acres in land area, \_\_\_\_\_ daily vehicle trip end, and \_\_\_\_\_ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS: Did not see any traffic engineering concerns  
at this time.

Signature: [Handwritten Signature]



**DEKALB COUNTY  
GOVERNMENT PLANNING  
DEPARTMENT DISTRIBUTION  
FORM**

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

Case No.: \_\_\_\_\_ Parcel I.D. #: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**WATER:**

Size of existing water main: \_\_\_\_\_ (adequate/inadequate)

Distance from property to nearest main: \_\_\_\_\_ Size of line required, if inadequate: \_\_\_\_\_  
\_\_\_\_\_

**SEWER:**

Outfall Servicing Project: \_\_\_\_\_

Is sewer adjacent to property: Yes \_\_\_\_ No \_\_\_\_ If no, distance to nearest line: \_\_\_\_\_

Water Treatment Facility: \_\_\_\_\_ adequate \_\_\_\_ inadequate \_\_\_\_

Sewage Capacity: \_\_\_\_\_ (MGPD) Current Flow: \_\_\_\_\_ (MGPD)

**COMMENTS:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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



**MARTA March 2025  
Case Comments**

**N1-2025-0045 Z-25-1247356 (2883 & 2893 Midway Road):**

MARTA is in support of this rezoning as it will provide land use that is amenable to transit use and car-independent living. We would recommend that the owner pursue direct pedestrian connectivity with Memorial Drive so that residents can directly access Memorial Drive bus stops.



DEPARTMENT OF PLANNING & SUSTAINABILITY

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

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

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Applicant Name: \_\_\_\_\_

Applicant E-Mail Address: \_\_\_\_\_

Applicant Mailing Address: \_\_\_\_\_

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Applicant Daytime Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

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Owner Name: \_\_\_\_\_

If more than one owner, attach list of owners.

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

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

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Address of Subject Property: \_\_\_\_\_

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Parcel ID#: \_\_\_\_\_

Acreage: \_\_\_\_\_ Commission District: \_\_\_\_\_

Present Zoning District(s): \_\_\_\_\_

Proposed Zoning District: \_\_\_\_\_

Present Land Use Designation: \_\_\_\_\_

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



## REZONING APPLICATION CHECKLIST

Email one (1) copy of your application as one (1) PDF file to Planner. Submit application through our online portal  
[www.epermits.dekalbcountyga.gov](http://www.epermits.dekalbcountyga.gov)

**You MUST email us that you've submitted the application online. For questions, email: [plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov)**

1. Schedule a mandatory **Pre-Application Conference** with Planning & Sustainability staff by appointment. Obtain Pre-Application form (to be completed in pre-application meeting). Please email [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov) for appointment.
2. Hold a **Pre-Submittal Community Meeting** with surrounding neighborhood associations and residents. Provide documentation of the meeting (**meeting notice and sign in sheets**). Letter(s) from homeowners' association(s) may also be provided.
3. Submit **Application** (Email to planner and submit online [epermits.dekalbcountyga.gov](http://www.epermits.dekalbcountyga.gov) Please assemble materials in the following order).
  - A. **Application form** with name and address of applicant and owner, and address of subject property;
  - B. **Pre-submittal community meeting notice and sign-in sheet** and other documentation of meeting, if any;
  - C. **Letter of application and impact analysis**
    1. **Letter of application** identifying a) the proposed zoning classification, b) the reason for the rezoning or special use or modification request, c) the existing and proposed use of the property, d) detailed characteristics of the proposed use (e.g. floor area, height of building(s), number of units, mix of unit types, number of employees, manner and hours of operation), d)(optional) statement of conditions discussed with the neighborhood or community, if any.
    2. **Impact analysis** of the anticipated impact of the proposed use and rezoning on the surrounding properties in response to the standards and factors specified in Article 7.3 of the DeKalb County Zoning Ordinance, as attached. If a Major Modification, please include previously approved conditions and Board of Commissioner meeting minutes.
  - D. **Authorization Form**, if applicant is not the owner. Must be signed by all owners of the subject property and notarized. Authorization must contain the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property. Please include warranty deed, if property ownership is less than 2 years.
  - E. **Campaign disclosure statement** (required by State law).
  - F. **Legal boundary survey** of the subject property, (showing boundaries, structures, and improvements), prepared and sealed within the last year by a professional engineer or land surveyor registered in the State of Georgia. *(If survey shows property on opposite sides of a public street right-of-way, file a separate application for each property.)*
  - G. **Site Plan**, printed to scale, folded, of any existing and or proposed development/redevelopment. For projects larger than 1 acre, site plan should be at least 1:50 scale. The site plan must include the following:
    - a. complete boundaries of subject property;
    - b. dimensioned access points and vehicular circulation drives;
    - c. location of all existing and proposed buildings, structures, setbacks and parking;
    - d. location of 100-year floodplain and any streams;
    - e. notation of the total acreage or square footage of the subject property;
    - f. landscaping, tree removal and replacement, buffer(s); and
    - e. site plan notes of building square footages, heights, density calculations, lot coverage of impervious surfaces, parking ratios, open space calculations, and other applicable district standards.
  - H. **Written Legal Description** of metes and bounds of the subject property (can be printed on site plan or survey).
  - I. **Building Form Information**. Elevation (line drawing or rendering), or details of proposed materials, in compliance with Article 5 of the Zoning Ordinance.
  - J. **Completed, signed Pre-application Form** (Provided at pre-application meeting.)

**Addendum to Application Form - Property Owner Information**

**2883 and 2893 Midway Road Rezoning Application**

**Applicant: William Johnston, MicroLife Institute**

Address	Owner Name	Mailing Address	Daytime Phone
2893 Midway Road	LANGAN, CARLA M	2893 MIDWAY RD DECATUR GA 30030	404-771-6951
2883 Midway Road	ROBERTSON, JEFFREY G	2883 MIDWAY RD DECATUR GA 30030	404-889-2187

December 13, 2024

**DeKalb County Dept. of Planning & Sustainability**

1300 Commerce Drive  
Decatur, GA 30030

Dear DeKalb County Planning Staff and Commissioners:

The MicroLife Institute is submitting this application to rezone the properties at 2883 and 2893 Midway Road from R-75 to R-60 to develop a cottage court community. This rezoning request is consistent with DeKalb County's updated zoning policies, which encourage more diverse and efficient housing types, such as cottage courts, to address the growing need for affordable and accessible housing options.

The proposed rezoning would allow for the development of 18 small homes on smaller lots, aligning with the county's goals of offering a range of housing options that are suitable for small families, singles, and seniors. The cottage court model is designed to be compact and efficient, providing affordable homeownership opportunities in a community-oriented environment. Each home will be owner-occupied and governed by a homeowners association (HOA), promoting long-term stability and community engagement. The units will vary in size and layout, with no home exceeding an 800-square-foot footprint, and will range from one to two stories in height (between 19' and 25' tall). Six (6) Units will be 790 sqft 2 bedroom/1 bath, Six (6) units will be 1,182 sqft 2 bedroom/2.5 bathroom units and six (6) units will be 1,200 sqft 3 bedroom/2.5 bathroom units. This design respects the surrounding residential character while creating a vibrant, sustainable neighborhood.

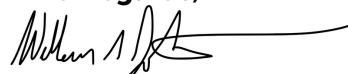
The current use of the property is single-family residential. By rezoning the property to R-60, we are responding to DeKalb County's need for more diverse housing options, particularly in areas where infrastructure can support growth. The proposed cottage court development will complement nearby residential areas while transitioning well to the more intense commercial uses along Memorial Drive. This development offers a smart and thoughtful use of the land, making efficient use of existing infrastructure and creating a sustainable, livable community.

We have met with the leadership of Belvedere United Methodist Church, located adjacent to the property, to discuss the proposed development. Church leadership has expressed preliminary support for the project, noting that it will contribute positively to the growth and revitalization of the neighborhood.

We believe that the proposed development will provide valuable housing options for DeKalb County and will contribute positively to the local community. I look forward to further discussions and am happy to provide additional information as needed. Please feel free to contact me at 404-502-2195 or will@microlifeinstitute.org with any questions.

Thank you for your time and consideration.

**Kind Regards,**



**William Johnston**  
Executive Director

**Impact Analysis for Rezoning Proposal**  
**2883 and 2893 Midway Road, DeKalb County, GA**  
**Request: R-75 to R-60**

**A. Conformity with the Policy & Intent of the Comprehensive Plan**

The DeKalb County 2050 Comprehensive Land Use Plan outlines several high-level goals that align with the objectives of the proposed cottage court development. Notably, the plan emphasizes the goal to "encourage more diverse housing and development types to meet the changing needs of residents and communities." The cottage court concept directly supports this goal by offering a range of housing options—featuring homes with varying sizes, floor plans, and bedroom counts—that appeal to small families, singles, couples, and seniors, fostering homeownership across diverse demographics.

In 2022, DeKalb County amended its zoning policy to permit cottage court-style developments in several zones, including R-60. This amendment facilitates the creation of smaller homes on smaller lots, addressing the region's affordable housing needs while promoting sustainable and efficient residential development. We are requesting a rezoning of the property from R-75 to R-60 in order to capitalize on the opportunities presented by DeKalb's updated cottage court ordinance.

Additionally, the "Village Conservation Community Program" highlighted in the Comprehensive Plan underscores the importance of "Missing Middle Housing," with a specific focus on cottage courts. Notably, page 35 of the plan features images of a cottage court development that was created by the applicant, demonstrating the alignment of our proposal with DeKalb County's planning vision.

**B. Suitability in View of Adjacent and Nearby Properties**

The Comprehensive Land Use Plan emphasizes the importance of providing "adequate transitions and buffers between activity centers and surrounding single-family neighborhoods" (Chapter 1, Page 4). The subject property offers an opportunity to create a thoughtful transition between single-family residential areas and the more intense commercial uses along Memorial Drive. Adjacent properties include single-family residential (R-75) and commercial (C-1 and C-2) zones. The proposed cottage court development in an R-60 zone is compatible with the character of the surrounding single-family homes, while also serving as a gradual transition to the commercial areas.

Most of the single-family homes in the immediate vicinity are modest, with an average size of around 1,400 square feet, built in the early 1950s. The smaller scale of the proposed homes aligns well with the neighborhood's existing housing stock. Directly adjacent to the property is the Belvedere United Methodist Church. The applicant has engaged with church leadership, who have expressed support for the addition of housing in this area.

## **C. Economic Use as Currently Zoned**

### *Constraints of R-75 Zoning:*

- The R-75 zoning designation requires larger lot sizes , which limits the number of units that can be developed, reducing the overall density and potential economic return per acre.
- Market Demand: Current housing market trends favor smaller, more affordable homes in higher-density configurations. R-75's larger lot size requirements are not aligned with this demand, making the property less competitive for potential buyers and developers.
- Infrastructure Costs: Developing fewer homes under R-75 zoning spreads infrastructure costs (roads, utilities, stormwater management) across fewer units, increasing per-unit expenses and reducing affordability.
- Development Feasibility: The higher upfront costs and reduced return under R-75 zoning diminish the property's attractiveness for development, leaving it underutilized or undeveloped.

### *Advantages of R-60 Zoning:*

- Cottage Courts Allowed: Cottage courts—a desirable and innovative housing solution—are specifically permitted in R-60 but prohibited under R-75 zoning. Cottage courts allow for a cluster of smaller homes oriented around shared spaces, which optimizes land use and promotes community connectivity.
- Increased Density and Economic Return: R-60 zoning allows for smaller lots and cottage courts. This higher density increases the property's economic potential while addressing housing shortages.
- Market Alignment: Smaller lots and homes meet the growing demand for affordable, sustainable housing, particularly among first-time homebuyers, young families, and retirees.
- Cost Efficiency: Greater density reduces per-unit infrastructure costs, making homes more affordable while maintaining profitability for developers.
- Alignment with Community Goals: Cottage courts and smaller lots reflect smart growth principles by offering a variety of housing options, reducing sprawl, and fostering a sense of community.

Rezoning the property to R-60 would unlock its full economic and social potential by enabling the development of cottage courts. This zoning change not only aligns with market trends and development feasibility but also supports innovative and community-oriented housing solutions that R-75 zoning does not allow.

## **D. Impact on Use or Usability of Adjacent or Nearby Properties**

The proposed cottage court development will be constructed with the utmost consideration for adjacent and nearby properties. During the construction phase, proactive measures will be taken to minimize disruption to neighbors. These include maintaining a secure, clean and organized site, adhering to local noise ordinances, and scheduling noisy activities during

permissible hours. Additionally, the construction team will diligently adhere to a well-planned timeline to expedite completion and limit the duration of disturbance.

Post-construction, the development's design—featuring small homes and modest household sizes—supports a lower-than-average car ownership rate. While ample parking will be provided for residents, we anticipate fewer vehicles per household, reducing traffic and parking demands on surrounding streets.

#### **E. Other Supporting Conditions for Approval or Disapproval**

The area's growing population and the increasing demand nationwide for diverse, affordable housing options support this rezoning request. Younger households and retirees are seeking smaller, more efficient homes, which the proposed cottage court design would meet. The proposed development will contribute positively to the neighborhood's vitality by providing a new housing option that complements surrounding investments in residential and commercial development.

The proposed development is located in a walkable area, providing residents with convenient access to essential services and community amenities. Within a short walk, neighbors can easily access grocery stores, including a nearby Walmart, Aldi, and Kroger, and essential services. Additionally, places of worship and parks are within walking distance or a short drive, contributing to the site's community-centered appeal. Furthermore, the DeKalb County Board of Education owns nearby property, and while their specific plans are not yet public, the site could potentially be developed into a school, further enhancing the area's walkability and convenience for families. These factors not only reduce reliance on personal vehicles but also contribute to a sustainable, connected neighborhood.

#### **F. Impact on Historic or Archaeological Resources**

There are no known historical or archaeological resources on or adjacent to the subject properties.

#### **G. Impact on Infrastructure: Streets, Transportation Facilities, Utilities and Schools**

The existing streets and public utility infrastructure, including Midway Road, are capable of supporting the proposed cottage court development. By introducing medium-density housing in this area, the development makes more efficient use of the available public infrastructure, optimizing resources and supporting sustainable growth. The proposed density is well within the capacity of these systems, and we do not expect any excessive or burdensome impacts.

Studies have shown that denser housing, particularly for smaller households like those in cottage courts, often does not result in substantial increases in school-aged children. Smaller, more affordable units tend to attract singles, retirees, or smaller families, reducing the overall impact on local schools.

Higher-density developments can lead to increased property tax revenue without necessarily placing a proportional burden on schools. This added revenue can help support public services, including education, without increasing taxes or resource allocation problems for local

governments. A report from the Urban Land Institute notes that compact, mixed-use developments often create a financial surplus for cities, which can be reinvested in public infrastructure, schools, and other community services

Denser developments typically lead to greater walkability, which reduces reliance on cars. This means less traffic congestion around schools and fewer transportation costs for local governments. This can free up resources that might otherwise have been directed toward addressing the negative impacts of suburban sprawl .

Finally, local education funding is often based on regional or county-wide budgets, not just the immediate area surrounding a new development. As such, the overall school capacity is not likely to be overwhelmed by one or two new projects, especially when it's part of a broader trend in managing development and infrastructure planning. Additionally, school systems often plan for growth by accommodating increases through new school construction or expansions, not just relying on existing schools.

#### **H. Adverse Impact on Environment or Natural Resources**

The proposed rezoning and development of the cottage court will have minimal negative environmental impact. The development plans incorporate several sustainable practices aimed at conserving natural resources and enhancing the local ecosystem, including:

- **Tree Conservation and Replanting:** We are committed to preserving as many mature trees as possible on the site. Where tree removal is necessary, we will ensure that tree replanting is carried out, helping to maintain tree coverage and promote ecological health.
- **Green Space:** The development will feature a central green space within the cottage court, which will serve as both a recreational amenity for residents and an environmentally beneficial area that contributes to biodiversity, local air quality, and overall aesthetics.
- **Stormwater Management:** On-site stormwater management will be implemented to reduce runoff and ensure that the natural hydrology of the site is maintained. This will minimize the risk of erosion and flooding while promoting water quality.
- **Reduced Car Dependency:** The development's high walkability reduces reliance on cars, which in turn lowers greenhouse gas emissions and the overall environmental footprint of the community. Encouraging walking over driving contributes to cleaner air and a healthier environment.

By integrating these sustainable practices, the development will not only respect the natural environment but actively contribute to its preservation.

Chief Executive Officer  
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

REZONE APPLICATION AUTHORIZATION

Completion of this form is required if the individual making the request is not the owner of the property.

DATE: 12-16-2024

CHECK TYPE OF APPLICATION:

- LAND USE PLAN
- REZONE
- MINOR MODIFICATION

TO WHOM IT MAY CONCERN:

( I ) ( WE ), Jeffrey Grant Robertson  
(Name of owner(s))

being (owner)/(owners) of the property described below or attached hereby delegate authority to  
The MicroLife Institute  
(Name of Applicant or Agent Representing Owner)

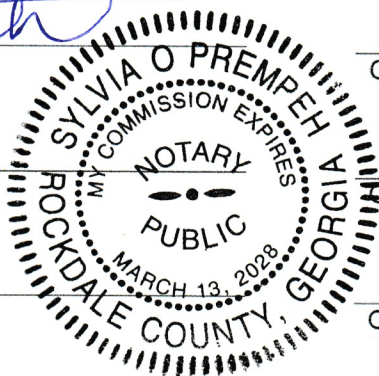
to file an application on (my) / (our) behalf.

*[Signature]*

Notary Public

*[Signature]*

Owner



Notary Public

Owner

Notary Public

Owner



Chief Executive Officer  
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

REZONE APPLICATION AUTHORIZATION

Completion of this form is required if the individual making the request is not the owner of the property.

DATE: 12/12/2024

CHECK TYPE OF APPLICATION:

- LAND USE PLAN
- REZONE
- MINOR MODIFICATION

TO WHOM IT MAY CONCERN:

(I) (WE), CARLA M. LANGAN  
(Name of owner(s))

being (owner)/(owners) of the property described below or attached hereby delegate authority to  
The MicroLife Institute  
(Name of Applicant or Agent Representing Owner)

to file an application on (my) / (our) behalf



William E. Wetherholt  
Notary Public

Carla M. Langan, Jonni Vann as POA  
Owner

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner



**NOTICE OF REZONING**  
APPLICATION COMMUNITY MEETING  
2883 & 2893 MIDWAY RD.

---

**22 NOVEMBER 2024**

Dear Property Owner:

We are planning to apply for a Dekalb County Rezoning Application to 2883 & 2893 Midway Rd in order to facilitate a cottage court development. Find out more about the project, ask questions, and voice your opinion at the following virtual community meeting:

Date: **SUNDAY, DECEMBER 8th, 2024**

Time: **4:00 PM - 5:00 PM**

Location: **VIRTUAL; VIA GOOGLE MEETS**

**LINK:** <https://meet.google.com/hcr-rzcq-bez>

Or dial: (US) +1 401-426-4192 PIN: 143 493 512#

If you have any questions about the meeting, please call **917-536-8208** or e-mail **devin@microlifeinstitute.org**. We look forward to seeing you there!

Sincerely,

Devin Vermeulen

**MicroLife Institute**

Director of Design & Development



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## 2883 & 2893 Midway Rd- Rezoning Application Community Meeting

1 message

**Devin Vermeulen** <devin@microlifeinstitute.org>

Fri, Nov 22, 2024 at 12:56 PM

To: allisongroup40@gmail.com, jarring55@gmail.com, wesleyabrooks@gmail.com, ledmond25@gmail.com, frehammonds@att.net, legal51996@yahoo.com, jamesalec60@gmail.com, grammymix@gmail.com, Wendell.love@gmail.com, rpasenow@gmail.com, tlpaytes@gmail.com, teresitamreid@gmail.com, evorari@bellsouth.net, richardr\_im@yahoo.com, vic@furiousdreams.com

Cc: "team@microlifeinstitute.org" <team@microlifeinstitute.org>

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### NOTICE OF REZONING APPLICATION COMMUNITY MEETING 2883 & 2893 MIDWAY RD.

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**22 NOVEMBER 2024**

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Sincerely,

Devin Vermeulen

--



**Devin Vermeulen (he/him)**

Director of Design & Development MicroLife  
Institute

[microlifeinstitute.org](http://microlifeinstitute.org)

(917) 536-8208

[devin@microlifeinstitute.org](mailto:devin@microlifeinstitute.org)





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## 2883 & 2893 Midway Rd- Rezoning Application Community Meeting

1 message

**Devin Vermeulen** <devin@microlifeinstitute.org>

Fri, Nov 22, 2024 at 12:56 PM

To: allisongroup40@gmail.com, jarring55@gmail.com, wesleyabrooks@gmail.com, ledmond25@gmail.com, frehammonds@att.net, legal51996@yahoo.com, jamesalec60@gmail.com, grammymix@gmail.com, Wendell.love@gmail.com, rpasenow@gmail.com, tlpaytes@gmail.com, teresitamreid@gmail.com, evorari@bellsouth.net, richardr\_im@yahoo.com, vic@furiousdreams.com

Cc: "team@microlifeinstitute.org" <team@microlifeinstitute.org>

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### NOTICE OF REZONING APPLICATION COMMUNITY MEETING 2883 & 2893 MIDWAY RD.

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Sincerely,

Devin Vermeulen

--



**Devin Vermeulen (he/him)**

Director of Design & Development MicroLife  
Institute

[microlifeinstitute.org](http://microlifeinstitute.org)

(917) 536-8208

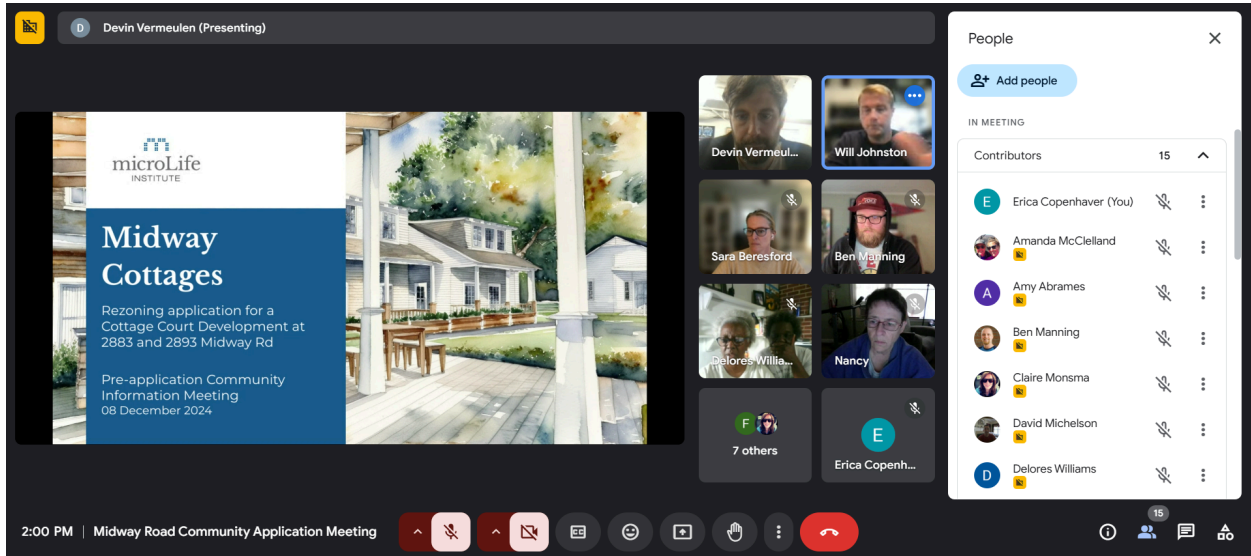
[devin@microlifeinstitute.org](mailto:devin@microlifeinstitute.org)



## COMMUNITY MEETING NOTES

2883 & 2893 MIDWAY RD.  
SUNDAY, DEC 8, 2024. 4-5PM

ScreenShot of Introduction & Attendees:



### Attendee List:

Amanda McClelland  
Ben Manning  
David Michelson  
HausZwei Homes  
Nancy  
Tyler  
423-\*\*\*-\*\*09

Amy Abrames  
Carmen Hagen  
Delores Williams  
Joann Amonns  
Peter Michelson  
404-\*\*\*-\*\*40

Anne Sanford  
Claire Monsma  
Harley Jebens  
Megan  
Robun  
404-\*\*\*-\*\*53

### Project Adjacent Attendees:

William Johnston, Devin Vermeulen, Sara Beresford, Erica Copenhaver (MicroLife)  
Frank Wickstead (Alair Homes)  
Jonni Vann (PoA for 2893 parcel owner)

### AI Generated Summary:

The Midway Road Community Application Meeting served as a pre-application forum for the proposed rezone of two properties in DeKalb County, developed by MicroLife Institute in partnership with Alair Homes. Aimed at promoting missing middle housing, the project plans to construct 18 energy-efficient units, each between 750 to 1200 square feet, within a communal courtyard to foster a sense of community. The proposed pricing is set below the market

average, targeting first-time buyers and small families, while ensuring owner occupancy. Community concerns regarding density, traffic impacts, and parking—including potential overflow into nearby residential areas—were discussed, with the developers expressing willingness to collaborate on solutions. Upcoming meetings are scheduled for February 18 and early March, and attendees were invited to tour a similar project on December 14. The meeting emphasized open communication, with commitments to address community feedback through an FAQ document.

#### Notes

##### Introduction and Project Overview (00:01 - 07:25)

Pre-application community information meeting for rezone application  
Two properties in DeKalb County under consideration  
Microlife Institute is the developer, partnering with Alair Homes  
Meeting is to inform community before official application submission

##### Project Details and Missing Middle Housing (08:47 - 19:49)

Microlife Institute focuses on missing middle housing typology  
Project aims to create diverse housing options and attainable price points  
Proposed development: 18 units on two lots totaling about 2.12 acres  
Units range from 750 to 1200 square feet, mix of 2 and 3 bedrooms  
Cottages centered around shared amenity courtyard areas

##### Design and Sustainability Features (21:08 - 33:08)

Units designed with universal design principles, aging in place in mind  
Energy-efficient construction, solar-ready, focus on sustainability  
HOA to be established for common area maintenance  
Emphasis on creating a sense of community and social interaction

##### Pricing and Target Market (34:47 - 43:28)

Units expected to be priced below market average due to smaller footprint  
Target market includes first-time homebuyers, downsizers, small families  
All units for sale, not rentals, with deed restrictions for owner occupancy  
HOA costs not yet determined, but aim to keep them low

##### Parking and Traffic Concerns (44:47 - 51:22)

41 parking spots planned for 18 units, including guest parking  
Concerns raised about potential parking overflow into neighborhood  
Discussion about possibility of using nearby church parking for overflow

##### Community Concerns and Next Steps (51:30 - 57:04)

Community members express concerns about density and traffic impact  
Developers open to discussing parking solutions with adjacent properties  
Traffic study not yet completed, may be required by county

##### Upcoming Meetings and Feedback (57:10 - 01:04:04)

Community Council meeting scheduled for February 18th via Zoom  
Planning and Zoning Commission meeting in early March  
Developers invite community to tour existing project on December 14th  
Commitment to collect and address community concerns in FAQ document

DEPARTMENT OF PLANNING & SUSTAINABILITY

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**DISCLOSURE OF CAMPAIGN CONTRIBUTION**

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filling 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 to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

\_\_\_\_\_  
Notary



\_\_\_\_\_  
Signature of Applicant /Date

Check one: Owner \_\_\_\_\_ Agent \_\_\_\_\_

\_\_\_\_\_  
Expiration Date/ Seal

\*Notary seal not needed if answer is "no".

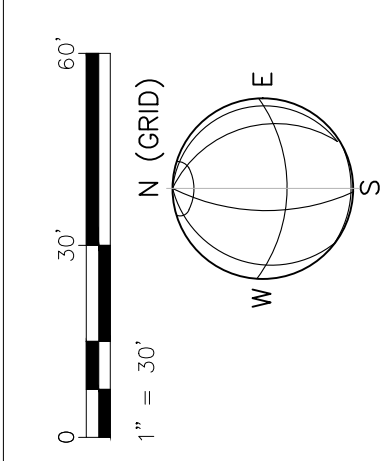
RESERVED FOR THE SUPERIOR COURT CLERK

- GENERAL NOTES:**
- This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this Plat.
  - This Plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
  - Underground utilities not shown herein may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
  - No geodetic monuments were found within 500 feet of this site.
  - This Plat has been prepared for the exclusive use of the person(s) or entities named herein.

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORABLE. FENCES SHOULD NOT BE PLACED USING SIZE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXEMPT. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO COMPLY ZONING, PER CITY OR COUNTY ZONING DEPARTMENT.

NOTE: BUILDING TIES SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION WITHOUT VERIFICATION



THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 READJUSTED IN 2011 (NAD83(2011)). THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THE SOURCE OF VERTICAL DATUM IS THE TRIMBLE CORES NETWORK

REFERENCE:  
DEED BOOK 2982 PG 515  
DEED BOOK 11455 PG 277  
PLAT BOOK 13 PG 143

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 130902009J EFFECTIVE DATE MAY 16, 2013

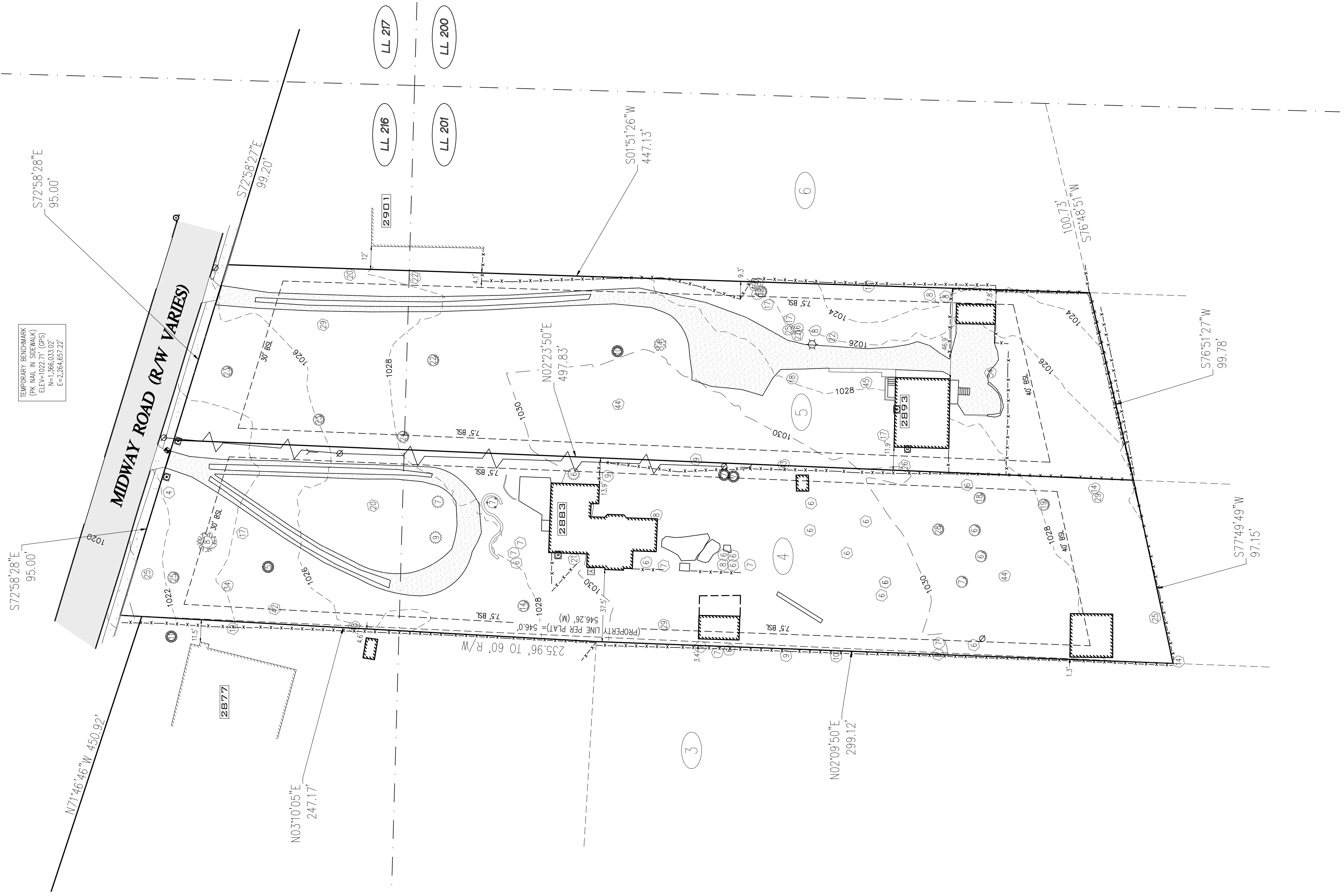
**SUBJECT DATA - 2883 MIDWAY ROAD**  
 TYPE OF SURVEY: RETRACMENT  
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 2982 PG 515  
 SURVEYOR: JEFFREY G. ROBERTSON  
 PARCEL NUMBER: 15-201-12-003

**SUBJECT DATA - 2893 MIDWAY ROAD**  
 TYPE OF SURVEY: RETRACMENT  
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 11455 PG 277  
 SURVEYOR: CARLA M. LANGAN AT TIME OF SURVEY:  
 PARCEL NUMBER: 15-201-12-002

**FIELD DATA:**  
 DATE OF FIELD SURVEY: 12-9-2024  
 EQUIPMENT USED:  
 TRIMBLE S5 ROBOTIC TOTAL STATION  
 TRIMBLE R2 GPS RECEIVER

**2883 MIDWAY ROAD AREA TOTAL**  
 TOTAL AREA: 48,185.30 FT. 1.129 AC  
 CALCULATED PLAT CLOSURE: 1:147,646

**2893 MIDWAY ROAD AREA TOTAL**  
 TOTAL AREA: 44,427.30 FT. 1.020 AC  
 CALCULATED PLAT CLOSURE: 1:281,339



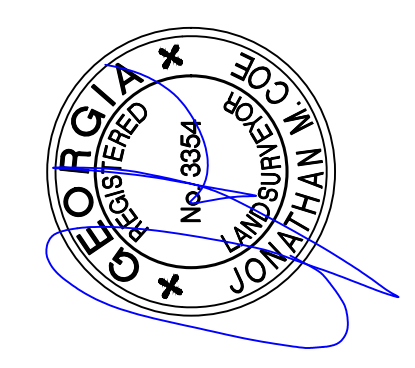
- LEGEND**
- POB POINT OF COMMENCEMENT
  - POB POINT OF BEGINNING
  - EDP EDGE OF PAVEMENT
  - CURB BACK OF CURB
  - BEL BUILDING SETBACK LINE (PRIMARY)
  - BLD BUILDING FOOTPRINT ELEVATION
  - LL LAND LOT LINE
  - PP POWER POLE
  - GW GUIDE WIRE
  - R/W RIGHT OF WAY
  - CP COVERED PORCH
  - IPF IRON PIN FOUND
  - IPF IRON PIN FOUND SET
  - SW SIZE WORK
  - ROLLARD
  - OHP OVERHEAD POWER
  - UP UNDERGROUND POWER
  - GAS- GAS UNDERGROUND GAS
  - W- UNDERGROUND WATER
  - UT- UNDERGROUND TELEPHONE
  - UNDERGROUND SEWER
  - FH FIRE HYDRANT
  - FDC FIRE DEPT. CONNECTION
  - CB CATCH BASIN
  - DWCB DOUBLE WING CATCH BASIN
  - SWCB SINGLE WING CATCH BASIN
  - MH MANHOLE
  - JB JUNCTION BOX
  - WM WATER METER
  - WM WATER VALVE
  - GV GAS VALVE
  - GM GAS METER
  - EM ELECTRIC METER
  - AC AIR CONDITIONING UNIT
  - TELEPHONE BOX
  - ICB IRRIGATION CONTROL BOX
  - ICV IRRIGATION CONTROL VALVE
  - IP LIGHT POLE
  - CONCRETE PAD
  - ASPHALT
  - STONE
  - GRAVEL
- TREE SYMBOLS**  
 X = DIAMETER IN INCHES
- OAK
  - ⊗ HARDWOOD
  - ⊗ PINE
  - ⊗ DOCKWOOD
  - ⊗ GREPE MYRTLE
  - ⊗ CEDAR
  - ⊗ HOLLY
- (M) MEASURED  
 (D) DEED  
 (P) PLAT

**BOUNDARY & TOPOGRAPHIC SURVEY FOR**  
**MICROLIFE INSTITUTE**  
 LOT(S) 4 & 5, BLOCK A, J.A. HALL PROPERTY SUBDIVISION  
**2883 & 2893 MIDWAY ROAD**  
 DEKALB COUNTY, GEORGIA DIST 15  
 LAND LOT(S) 216 & 201, DIST 15  
 DATE: DECEMBER 11, 2024

2883 MIDWAY ROAD
ZONING: R-75 (DEKALB COUNTY)
HOUSE = 1,127 S.F.
GRAVEL DRIVE = 2,316 S.F.
FRONT STOOP / WOOD DECK = 308 S.F.
REAR PAVERS / POND / ARBOR / FOUNTAIN = 338 S.F.
FRAME SHEET = 543 S.F.
WALL(S) = 683 S.F.
AC PAD = 7.5 S.F.
IMPERVIOUS TOTAL = 5,744 S.F.
LOT AREA = 49,185 S.F.
LOT COVERAGE (%) = 11.7

2893 MIDWAY ROAD
ZONING: R-75 (DEKALB COUNTY)
HOUSE = 1,023 S.F.
GRAVEL DRIVE = 5,377 S.F.
FRONT PORCH / STEPS = 49 S.F.
FRONT CONC. WALK = 81 S.F.
REAR WOOD DECK = 709 S.F.
FRAME SHEET = 209 S.F.
WALL(S) = 83 S.F.
IMPERVIOUS TOTAL = 6,821 S.F.
LOT AREA = 44,427 S.F.
LOT COVERAGE (%) = 15.4

BUILDING HEIGHT SHOWN IS MEASURED FROM THE MEAN FINISHED GROUND LEVEL AT THE FRONT OF THE BUILDING TO THE HIGHEST POINT OF THE ROOF

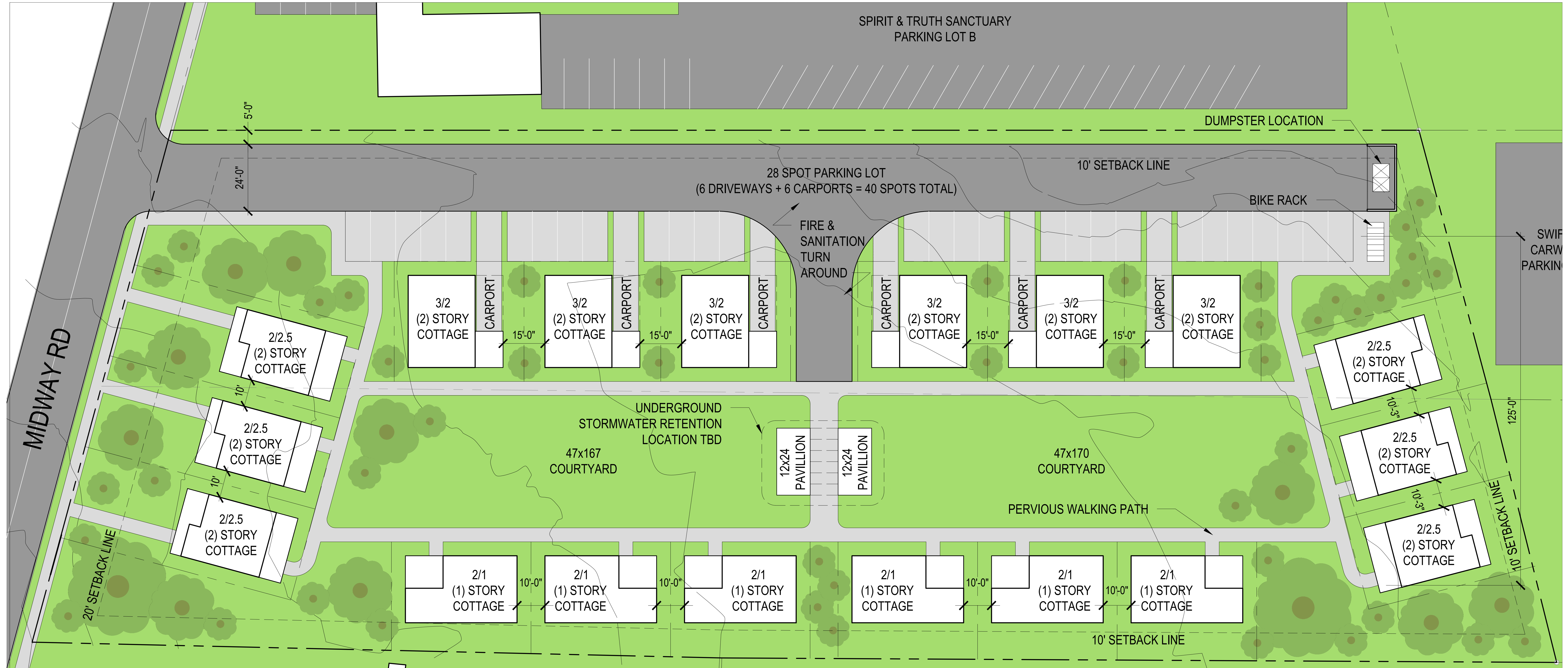


PREPARED BY:  
 DEKALB COUNTY SURVEYORS  
 SUITE B  
 407 WEST PONCE DE LEON AVENUE  
 DECATUR, GEORGIA 30030  
 404.373.5680



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ALLOWED COVERAGE			
LOT SIZE			93440
IMPERVIOUS ALLOWED	35%		32704
PERVIOUS ALLOWED	15%		14016

ITEM	SQFT	QTY	COVERAGE
<b>IMPERVIOUS SURFACES</b>			
2/1 Cottage (plus porch)	960	6	5760
2/2 Cottage (plus porches)	984	6	5904
3/2 Cottage (plus porch)	922	6	5532
carports	200	6	1200
Pavillion/Patio	288	2	576
"Road" to parking	12117	1	12117
<b>TOTAL</b>			<b>31089</b>
<b>PERVIOUS SURFACES</b>			
Parking Spots	5716	1	5716
Walking Paths	6412	1	6412
<b>TOTAL</b>			<b>12128</b>

# PROPOSED SITE PLAN

## 2883 & 2893 MIDWAY RD

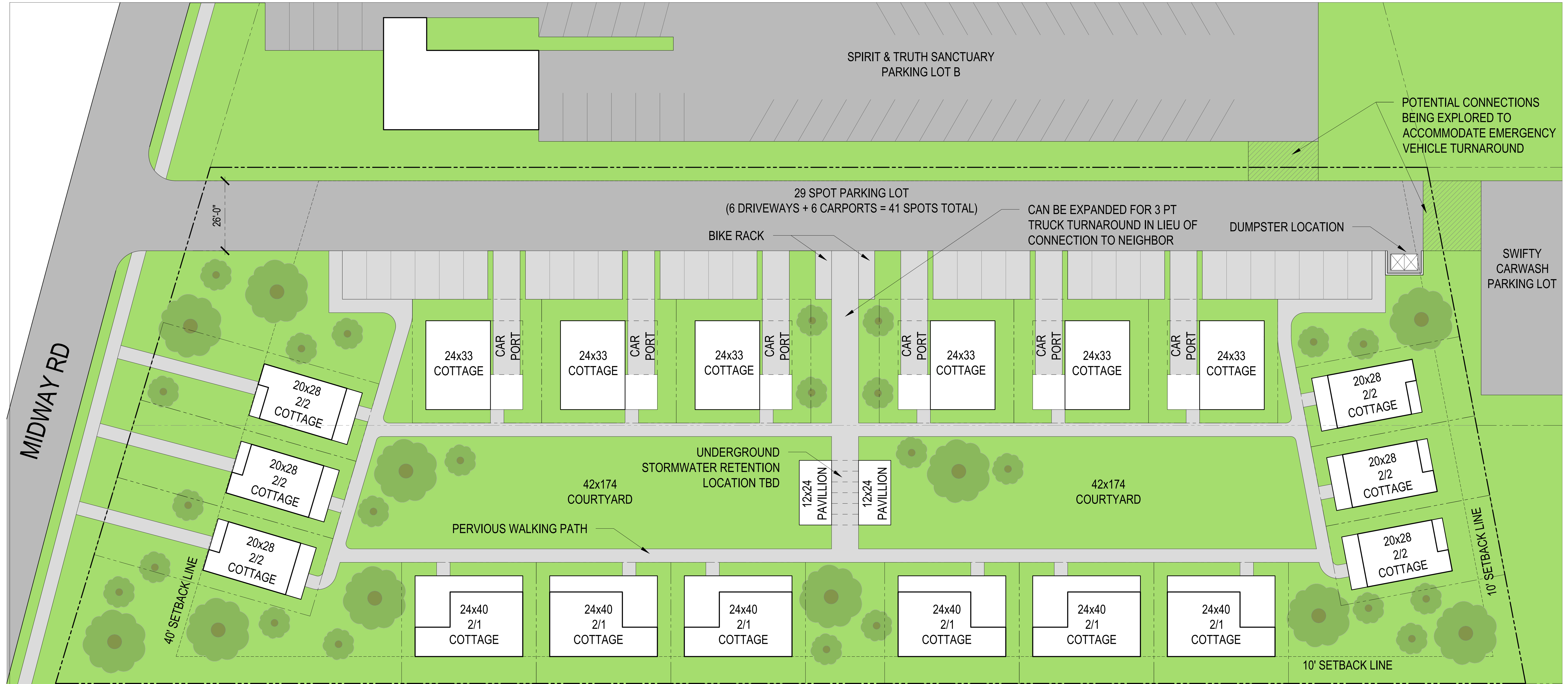
DECATUR, GA 30030  
 18 UNIT DETACHED COTTAGE RESIDENTIAL UNITS  
 PIN: 15 201 12 002 / 15 201 12 003 . ZONE: R-75 . AREA: 2.12 ACRES

2883 PROPERTY OWNER:  
 JEFFERY ROBERTSON  
 2883 MIDWAY RD  
 DECATUR, GA 30030

2893 PROPERTY OWNER:  
 CARLA M LANGAN  
 2893 MIDWAY RD  
 DECATUR, GA 30030

APPLICANT:  
 MICROLIFE INSTITUTE

DATE:  
 03.10.25  
 VERSION:  
 02



ITEM	SQFT	QTY	COVERAGE
<b>IMPERVIOUS SURFACES</b>			
2/1 Cottage (plus porch)	1200	6	7200
2/2 Cottage (plus porches)	760	6	4560
3/2 Cottage (plus porch)	948	6	5688
carports	230	6	1380
Pavillion/Patio	946	2	1892
"Road" to parking	10978	1	10978
<b>TOTAL</b>			<b>31698</b>
<b>PERVIOUS SURFACES</b>			
Parking Spots	6625	1	6625
Walking Paths	4268	1	4268
<b>TOTAL</b>			<b>10893</b>

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 DECATUR, GA 30030

APPLICANT:  
 MICROLIFE INSTITUTE

DATE:  
 12.16.24  
 VERSION:  
 01

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 201 & 216 OF THE 15<sup>TH</sup> DISTRICT, DEKALB COUNTY, GEORGIA; BEING LOTS 4 & 5, BLOCK A OF J.A. HALL PROPERTY SUBDIVISION AS PER SUBDIVISION PLAT RECORDED IN PLAT BOOK 13, PAGE 143, DEKALB COUNTY RECORDS. SAID PROPERTY NOW OR FORMERLY KNOWN AS 2883 & 2893 MIDWAY ROAD ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN DEKALB COUNTY, GEORGIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET ON SOUTHERLY RIGHT-OF-WAY(VARIABLE) OF MIDWAY ROAD, 99.2 FEET, NORTH 72 DEGREES 58 MINUTES 27 SECONDS WEST FROM A #4 RE-BAR WITH CAP FOUND ON THE SOUTHERLY RIGHT-OF-WAY LINE (VARIABLE RIGHT-OF-WAY) MIDWAY ROAD AND EASTERN LAND LOT LINE 216

RUNNING THENCE ALONG WESTERLY LINE LOT 6, SOUTH 01 DEGREE 51 MINUTES 26 SECONDS WEST, A DISTANCE OF 447.13 FEET TO AN IRON PIN FOUND (1 INCH CRIMP TOP)

RUNNING THENCE ALONG NORTH LINE LOT PARCEL IDENTIFICATIN NUMBER(PIN) 15-201-12-028, SOUTH 76 DEGREES 51 MINUTES 27 SECONDS WEST, A DISTANCE OF 99.78 FEET TO AN IRON PIN FOUND (1 INCH OPEN TOP)

RUNNING THENCE ALONG NORTH LINE PARCEL IDENTIFICATIN NUMBER(PIN) 15-201-12-027, SOUTH 77 DEGREES 49 MINUTES 49 SECONDS WEST, DISTANCE OF 97.15 FEET TO AN IRON PIN FOUND (4 INCH CONCRETE SQUARE MONUMENT WITH PUNCH HOLE)

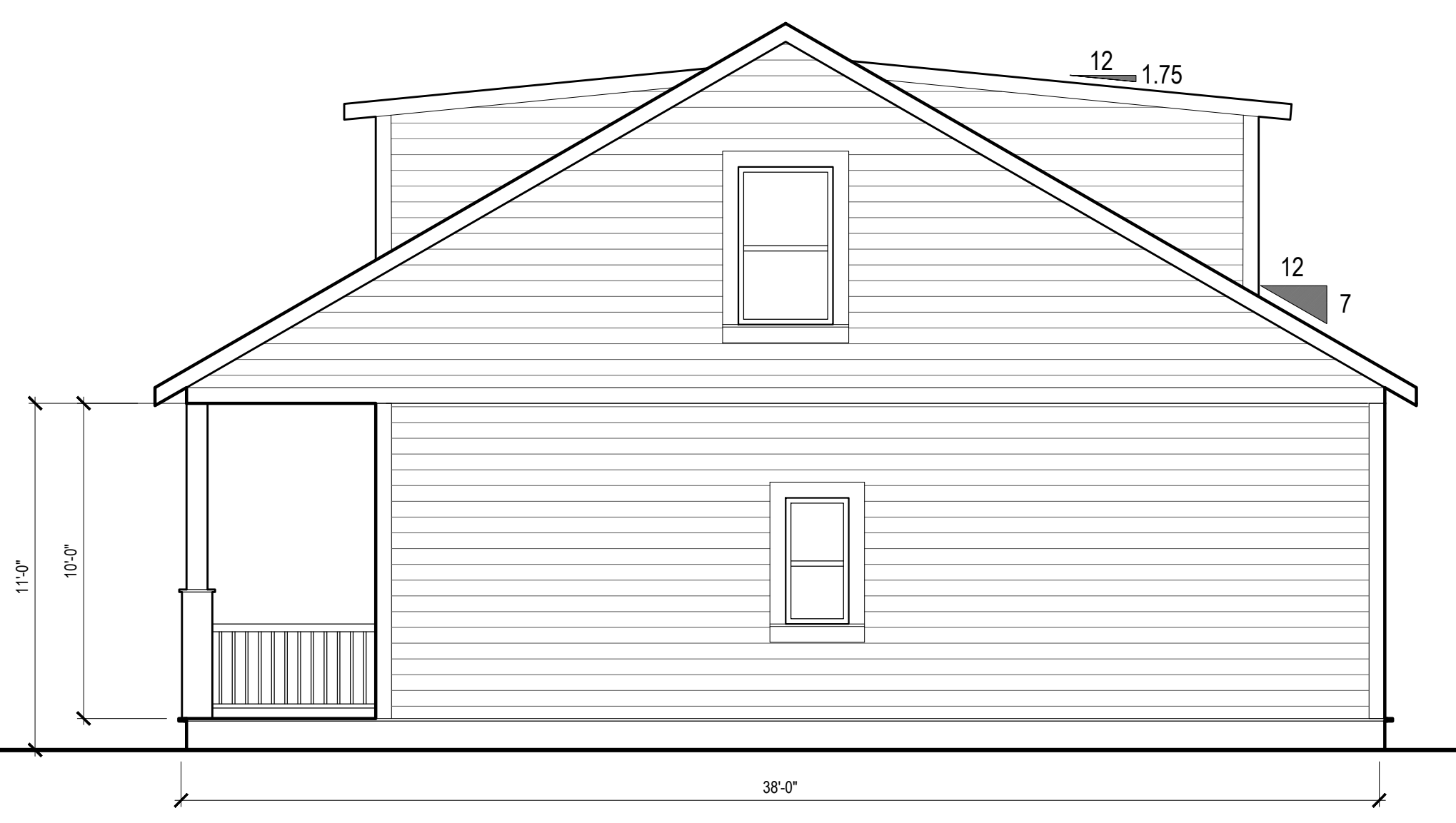
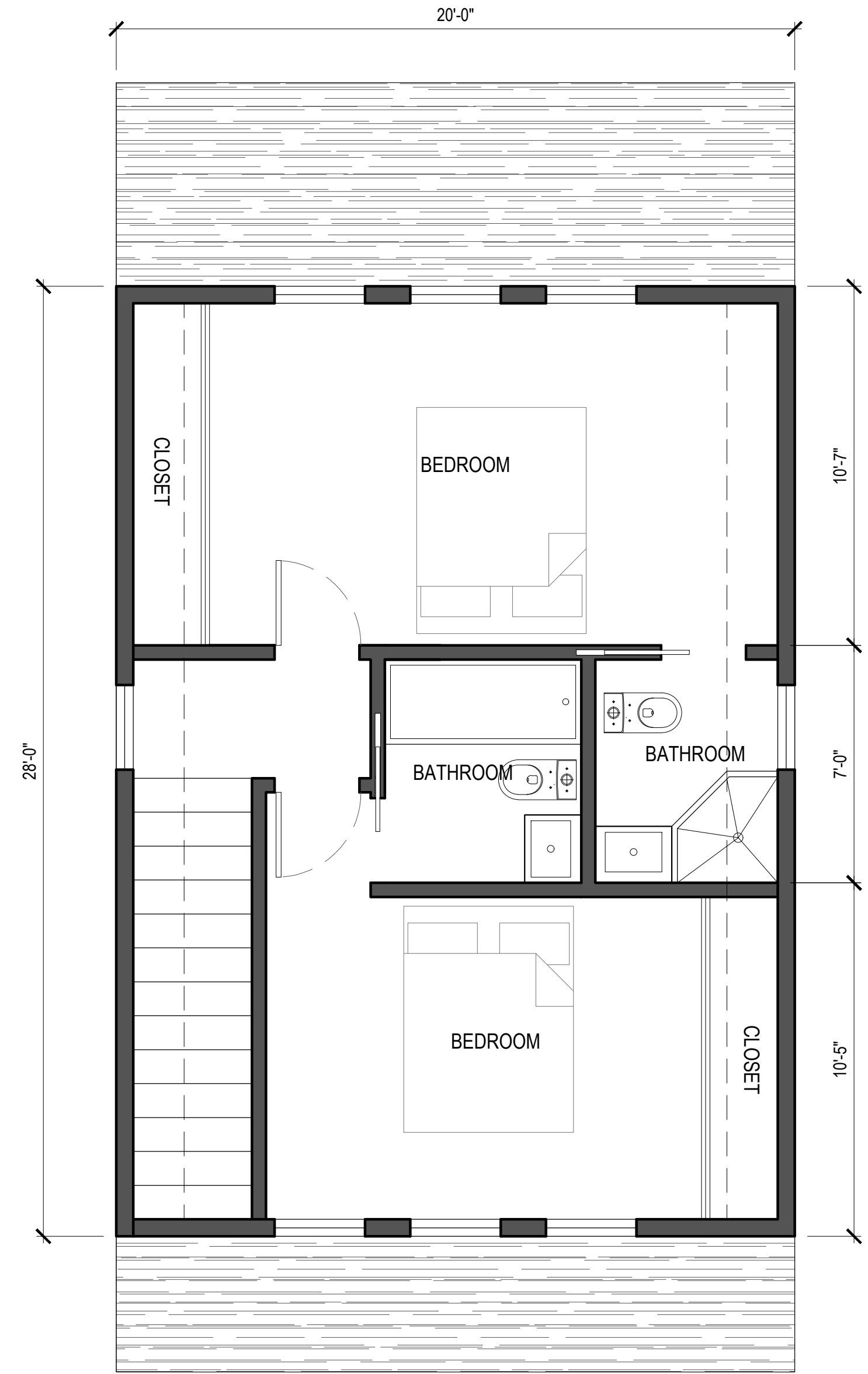
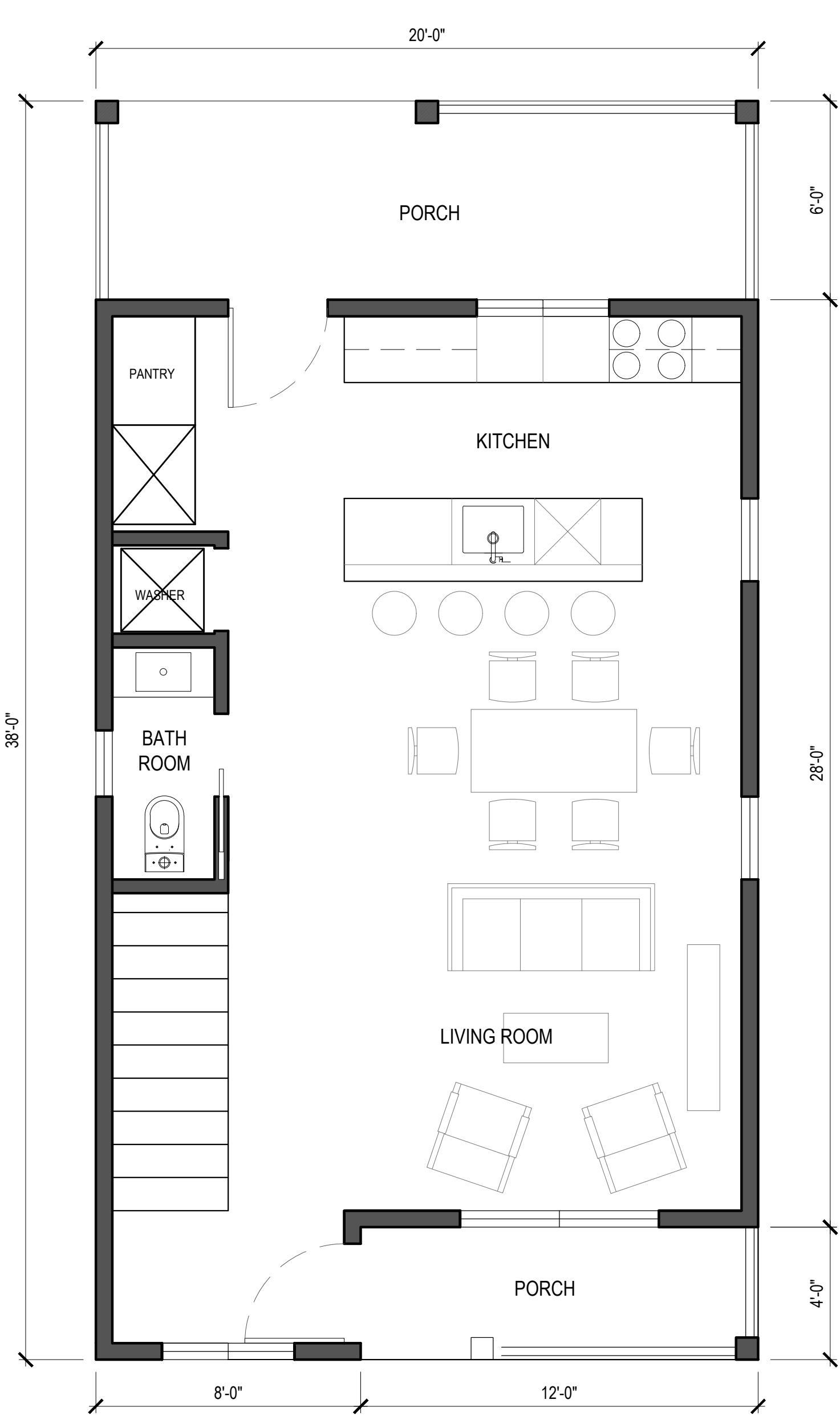
RUNNING THENCE ALONG EAST LINE LOT 3, NORTH 02 DEGREES 09 MINUTES 50 SECONDS EAST, A DISTANCE OF 299.12 FEET TO AN IRON PIN FOUND (#4 RE-BAR)

CONTINUING THENCE ALONG EAST LINE LOT 3, NORTH 03 DEGREES 10 MINUTES 05 SECONDS EAST, A DISTANCE OF 247.17 FEET TO A NAIL SET ON SOUTHERLY RIGHT-OF-WAY OF MIDWAY ROAD

RUNNING THENCE ALONG SOUTHERLY RIGHT-OF-WAY OF MIDWAY ROAD SOUTH 72 DEGREES 58 MINUTES 28 SECONDS EAST, A DISTANCE OF 95.00 FEET TO AN IRON PIN SET (#4 RE-BAR WITH CAP)

CONTINUING THENCE ALONG SAID RIGHT-OF-WAY SOUTH 72 DEGREES 58 MINUTES 28 SECONDS EAST, A DISTANCE OF 95.00 FEET TO NAIL SET AND POINT OF BEGINNING

SAID PROPERTY CONTAINING 2.15 ACRES (93,612 SQUARE FEET) PER SURVEY BY DEKALB SURVEYS, INC. DATED DECEMBER 11, 2024

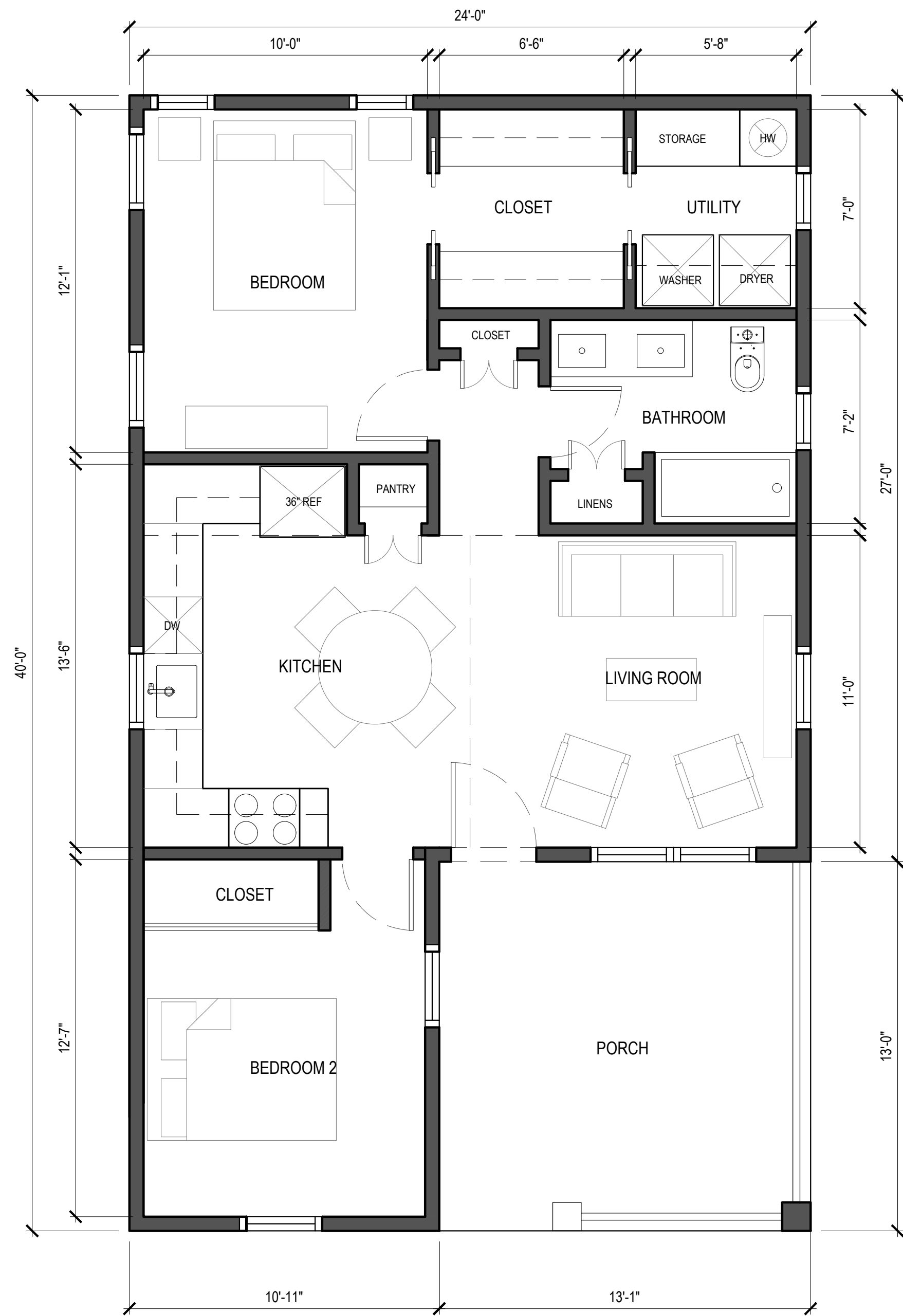


2Bed/2.5Bath BEDRM PLAN  
 592 SQFT (FIRT FLR INTERIOR)  
 506 SQFT (2ND FLR INTERIOR)  
 119 SQFT (PORCH 1)  
 48 SQFT (PORCH 2)  
 1098 SQFT- INTERIOR TOTAL

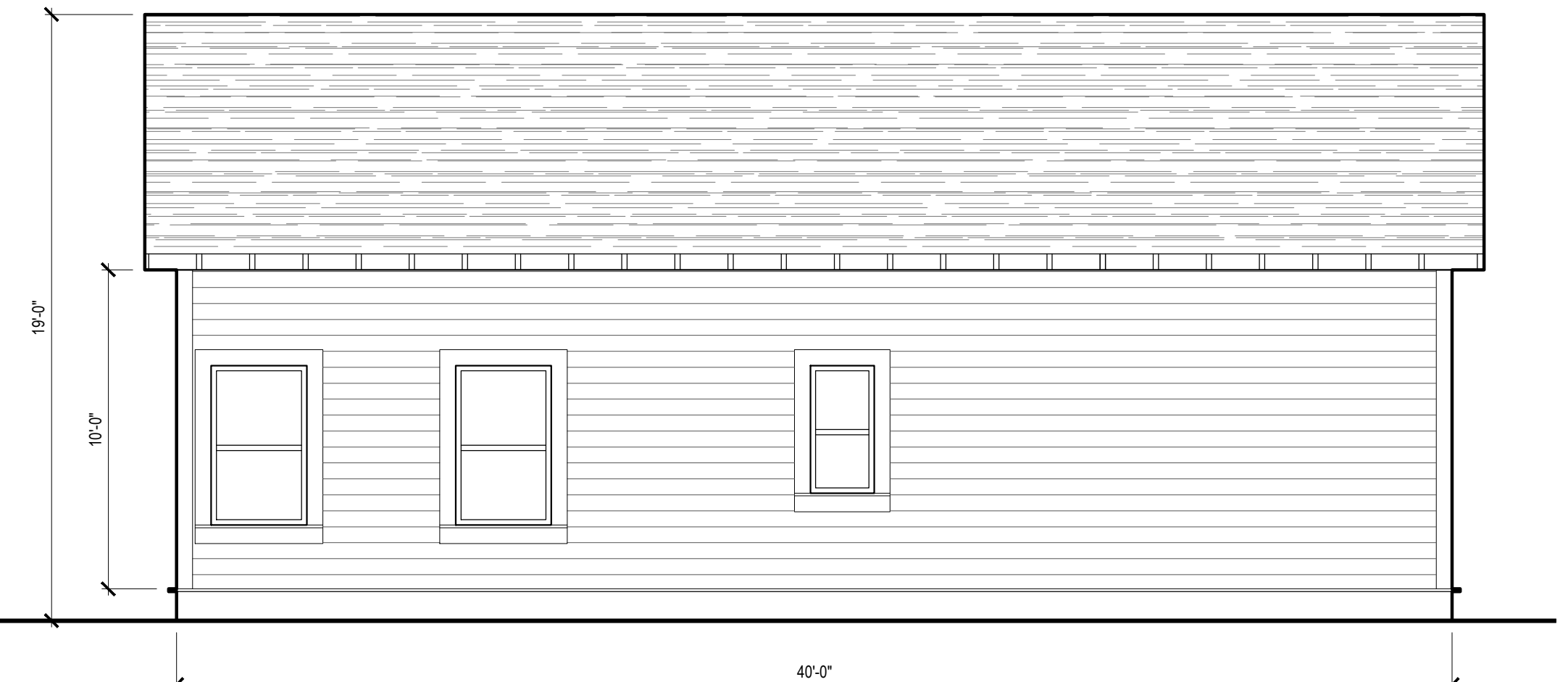
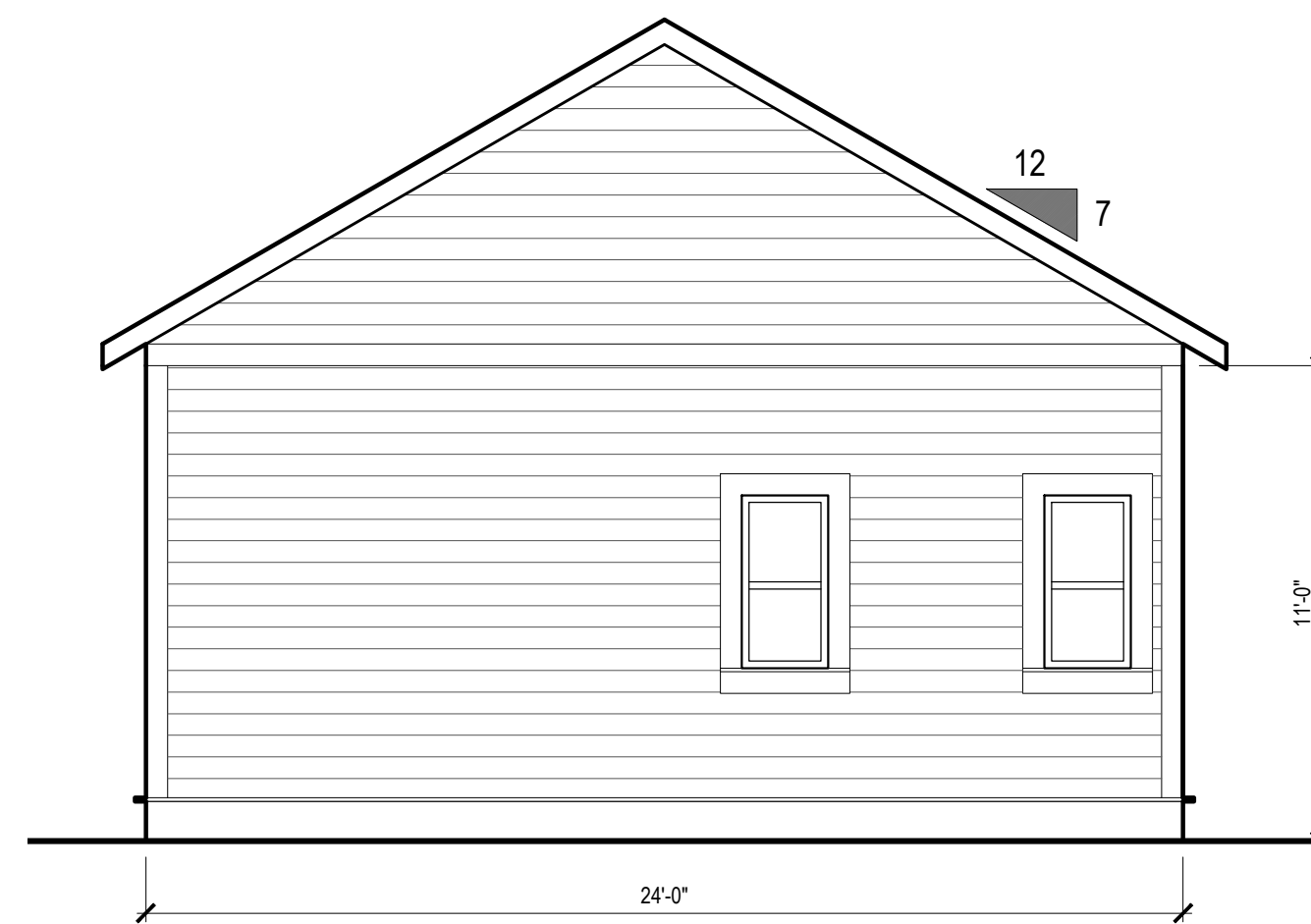
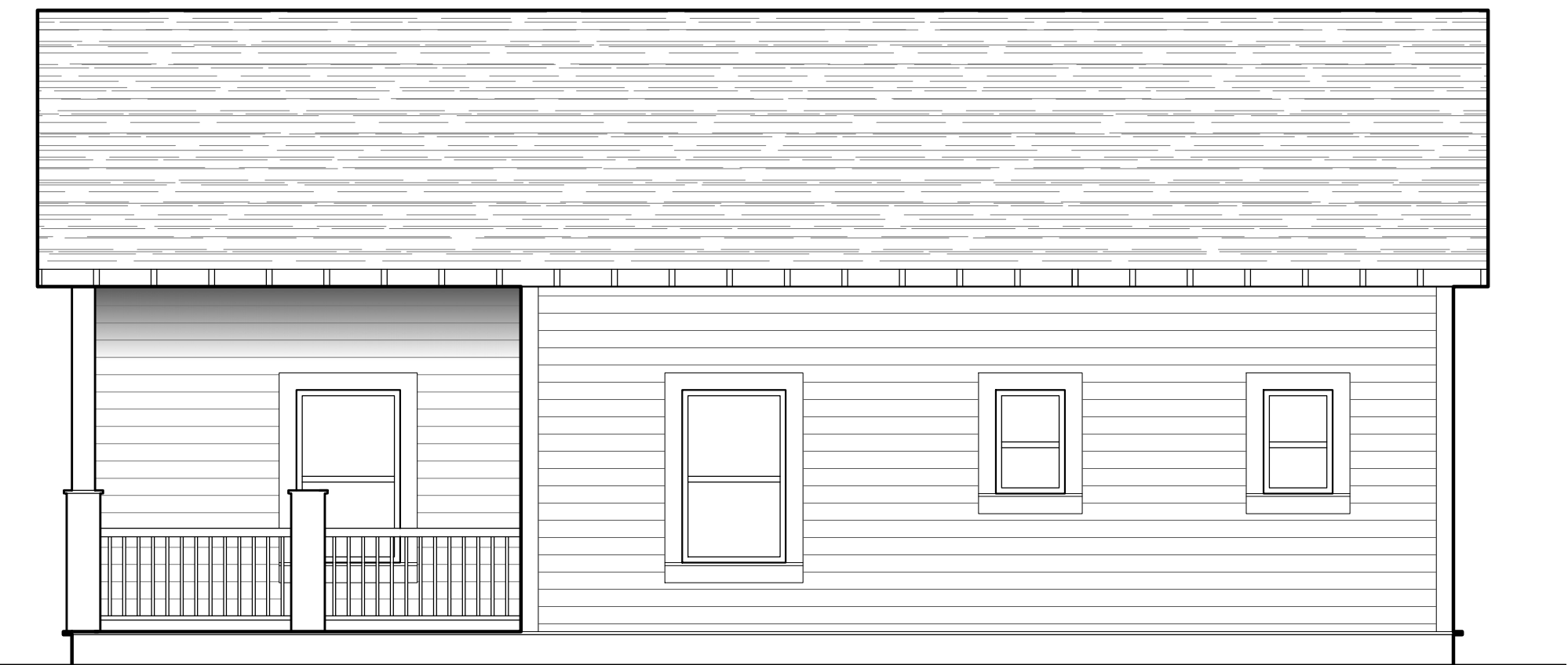
**PROPOSED COTTAGE PLANS/ELEVATIONS**  
**2883 & 2893 MIDWAY RD**  
**DECATUR, GA 30030**

**APPLICANT:**  
**MICROLIFE INSTITUTE**

**DATE:**  
**12.16.24**  
**VERSION:**  
**01**



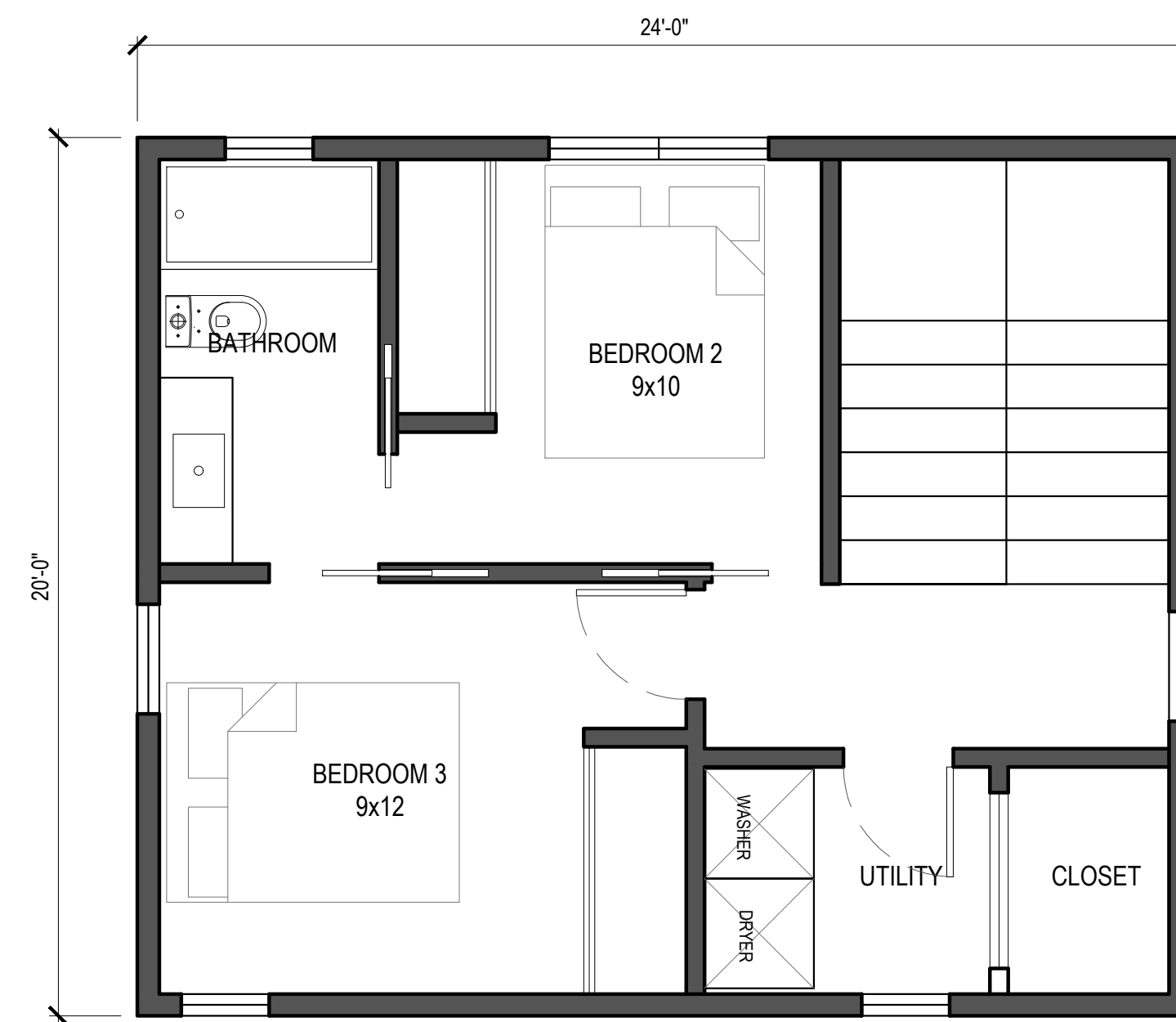
2Bed/1Bath PLAN  
 789 SQFT (INTERIOR)  
 117 SQFT (PORCH)



**PROPOSED COTTAGE PLANS/ELEVATIONS**  
**2883 & 2893 MIDWAY RD**  
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3Bed/2.5Bath BEDRM PLAN  
 792 SQFT (FIRT FLR INTERIOR)  
 398 SQFT (2ND FLR INTERIOR)  
 120 SQFT (PORCH 1)  
 200 SQFT (CARPORT)  
 1190 SQFT- INTERIOR TOTAL



**PROPOSED COTTAGE PLANS/ELEVATIONS**  
**2883 & 2893 MIDWAY RD**  
**DECATUR, GA 30030**

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**VERSION:**  
**01**



**CONCEPT RENDERINGS  
2883 & 2893 MIDWAY RD  
DECATUR, GA 30030**

**APPLICANT:  
MICROLIFE INSTITUTE**

**DATE:  
12.16.24  
VERSION:  
01**



Chief Executive Officer  
Michael Thurmond

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Interim Director  
Cedric Hudson

**PRE-APPLICATION FORM**  
**REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE**  
**(Required prior to filing application: signed copy of this form must be submitted at filing)**

Applicant Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Property Address: \_\_\_\_\_

Tax Parcel ID: \_\_\_\_\_ Comm. District(s): \_\_\_\_\_ Acreage: \_\_\_\_\_

Existing Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

Supplemental Regs: \_\_\_\_\_ Overlay District: \_\_\_\_\_ DRI: \_\_\_\_\_

**Rezoning:** Yes \_\_\_\_ No \_\_\_\_

Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_ Square Footage/Number of Units: \_\_\_\_\_

Rezoning Request: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Land Use Plan Amendment:** Yes \_\_\_\_ No \_\_\_\_

Existing Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_ Consistent \_\_\_\_ Inconsistent \_\_\_\_

**Special Land Use Permit:** Yes \_\_\_\_ No \_\_\_\_ Article Number(s) 27- \_\_\_\_\_

Special Land Use Request(s): \_\_\_\_\_

\_\_\_\_\_

**Major Modification:**

Existing Case Number(s): \_\_\_\_\_

Condition(s) to be modified:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



**WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION**

Pre-submittal Community Meeting: \_\_\_\_\_ Review Calendar Dates: \_\_\_\_\_ PC: \_\_\_\_\_ BOC: \_\_\_\_\_  
 Letter of Intent: \_\_\_\_\_ Impact Analysis: \_\_\_\_\_ Owner Authorization(s): \_\_\_\_\_ Campaign Disclosure: \_\_\_\_\_  
 Zoning Conditions: \_\_\_\_\_ Community Council Meeting: \_\_\_\_\_ Public Notice, Signs: \_\_\_\_\_  
 Tree Survey, Conservation: \_\_\_\_\_ Land Disturbance Permit (LDP): \_\_\_\_\_ Sketch Plat: \_\_\_\_\_  
 Bldg. Permits: \_\_\_\_\_ Fire Inspection: \_\_\_\_\_ Business License: \_\_\_\_\_ State License: \_\_\_\_\_  
 Lighting Plan: \_\_\_\_\_ Tent Permit: \_\_\_\_\_ Submittal Format: NO STAPLES, NO BINDERS PLEASE

**Review of Site Plan**

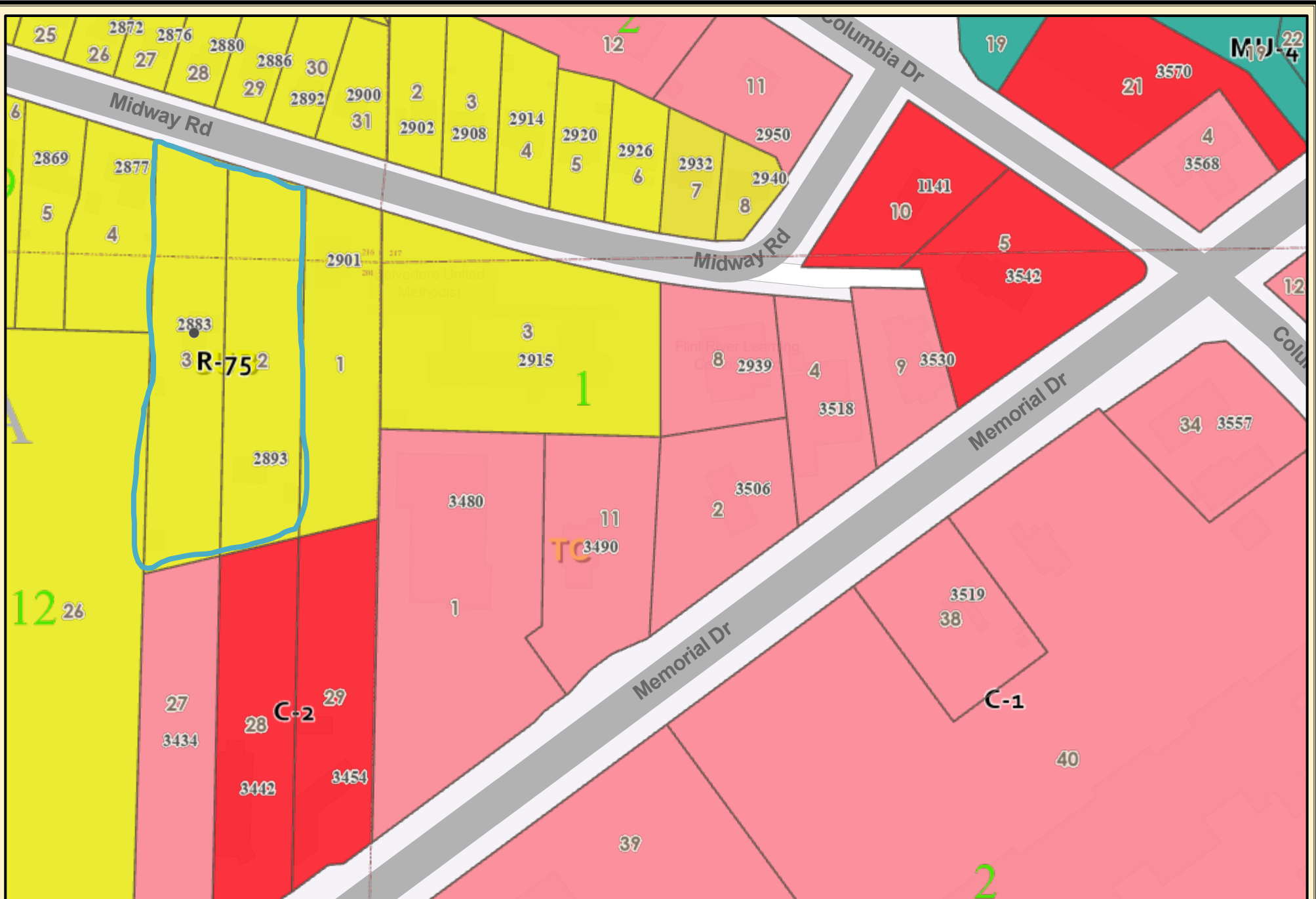
Density: \_\_\_\_\_ Density Bonuses: \_\_\_\_\_ Mix of Uses: \_\_\_\_\_ Open Space: \_\_\_\_\_  
 Enhanced Open Space: \_\_\_\_\_ Setbacks: front \_\_\_\_\_ sides \_\_\_\_\_ side corner \_\_\_\_\_ rear \_\_\_\_\_  
 Lot Size: \_\_\_\_\_ Frontage: \_\_\_\_\_ Street Widths: \_\_\_\_\_ Landscape Strips: \_\_\_\_\_  
 Buffers: \_\_\_\_\_ Parking Lot Landscaping: \_\_\_\_\_ Parking - Auto: \_\_\_\_\_ Parking - Bicycle: \_\_\_\_\_  
 Screening: \_\_\_\_\_ Streetscapes: \_\_\_\_\_ Sidewalks: \_\_\_\_\_ Fencing/Walls: \_\_\_\_\_  
 Bldg. Height: \_\_\_\_\_ Bldg. Orientation: \_\_\_\_\_ Bldg. Separation: \_\_\_\_\_ Bldg. Materials: \_\_\_\_\_  
 Roofs: \_\_\_\_\_ Fenestration: \_\_\_\_\_ Façade Design: \_\_\_\_\_ Garages: \_\_\_\_\_ Pedestrian Plan: \_\_\_\_\_  
 Perimeter Landscape Strip: \_\_\_\_\_  
 Possible Variances: \_\_\_\_\_

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

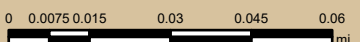
Planner: \_\_\_\_\_ Date: \_\_\_\_\_

**FILING FEES**

<b>REZONING:</b>	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
<b>LAND USE MAP AMENDMENT</b>		\$500.00
<b>SPECIAL LAND USE PERMIT</b>		\$400.00



**DeKalb County Parcel Map**

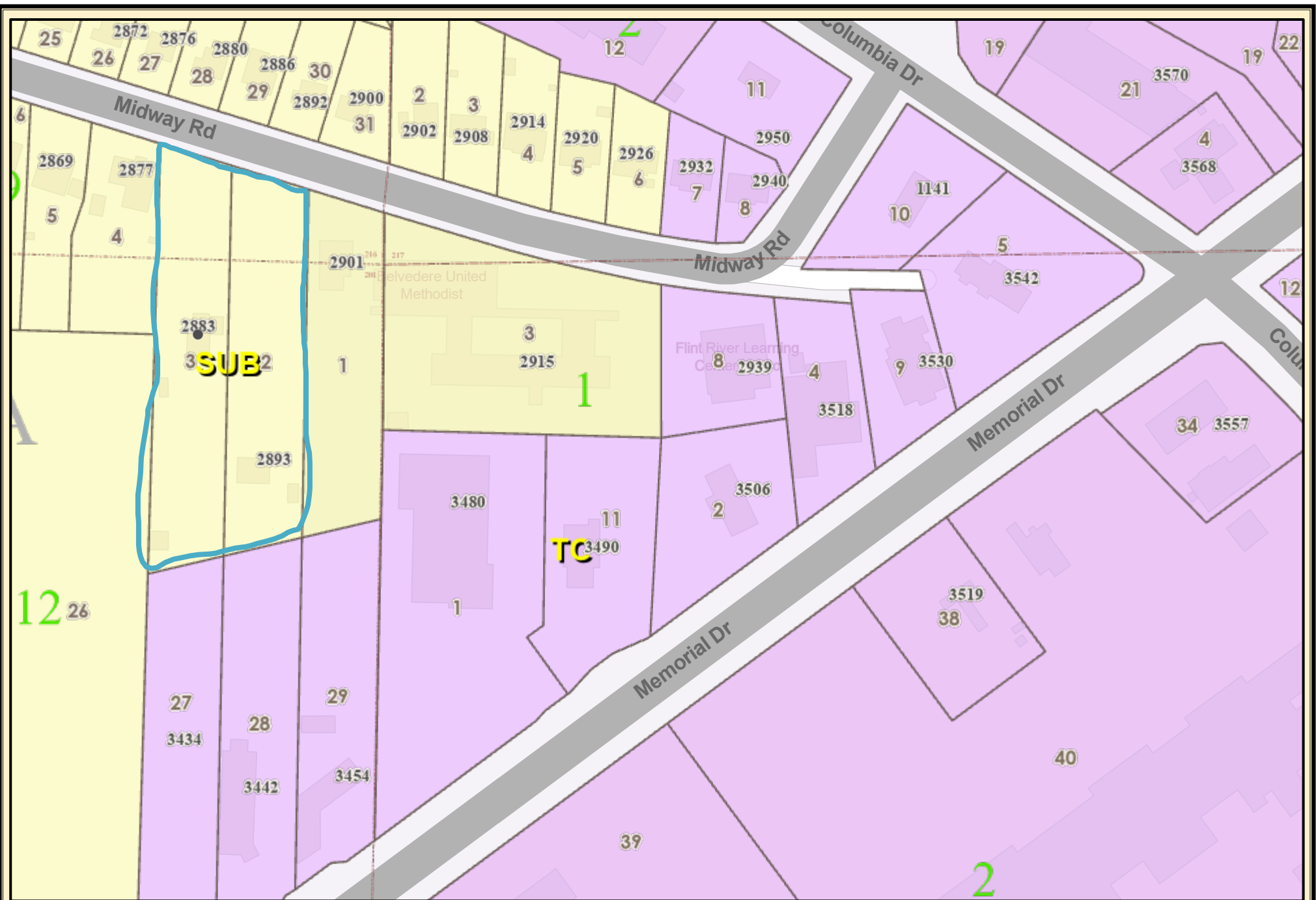


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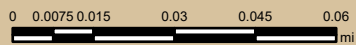


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### DeKalb County Parcel Map



Date Printed: 2/18/2025

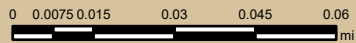


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### DeKalb County Parcel Map



Date Printed: 2/18/2025



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