



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: May 6, 2021
 Board of Commissioners Hearing Date: May 27, 2021**

STAFF ANALYSIS

Case No.: SLUP-21-1244575 **Agenda #:** N19

Location/Address: 4552 Dorset Circle, Decatur, GA 30035 **Commission District:** 05 **Super District:** 07

Parcel ID: 15-130-08-074

Request: Special Land Use Permit (SLUP) request to allow a group, child caring institution (CCI) for 4-6 male children between the ages of 12 and 17.

Property Owner(s): Harold Keeling

Applicant/Agent: Demetrius Battle

Acreage: 0.37 acres

Existing Land Use: Single Family Residential

Surrounding Properties: To the north, east, and south of the subject property is single family residential, to the west of the subject property is Dorset Circle and single family residential.

Adjacent Zoning: **North:** R-85 **South:** R-85 **East:** R-85 **West:** R-85

Comprehensive Plan: **Suburban (SUB)** **Consistent** **Inconsistent**

Proposed Density: N/A (Existing)	Existing Density: N/A (Existing)
Proposed Square Ft.: N/A (Existing)	Existing Units/Square Feet: N/A (Existing)
Proposed Lot Coverage: N/A (existing)	Existing Lot Coverage: N/A (Existing)

Subject Property

The subject property is a 0.37 acre site located on the east side of Dorset Circle off of Dorset Drive within unincorporated DeKalb County. The property is currently a single-family home zoned R-85 (Residential Medium Lot). Bordering the property's eastern and southern property lines are existing single-family residential homes zoned R-85 (Residential Medium Lot). Bordering the northern property line are two vacant parcels and a single-family home zoned R-85 (Residential Medium Lot). Across Dorset Circle to the west of the subject property are existing single-family residential homes zoned R-85 (Residential Medium Lot). The land uses surrounding the subject property and its immediate neighbors are all single-family residential units zoned R-85 (Residential Medium Lot). The closest public schools are Canby Lane Elementary, Mary Mcleod Bethune Middle School, Miller Grove Middle School, and SW DeKalb High School. The closest natural waterway is Snapfinger Creek located about 100 feet northeast of the subject property.

Zoning History

Based on DeKalb County records, it appears that the R-85 (Residential Medium Lot) zoning of the property has not changed since adoption of the first zoning ordinance and map in 1956. However, the existing single-family home was built in 1973. The *DeKalb County 2035 Comprehensive Plan* designates the subject property's future land use as Suburban (SUB).

Project Analysis

Per the submitted Special Land Use Permit application, the applicant is requesting to establish a Child Caring Institution (CCI) with an allowance of no more than six male youth between the ages of 12 and 17 at 4552 Dorset Circle. The applicant plans to have three bedrooms with two male youth assigned to each room. The applicant plans to have 24 hour trained and certified staff at the home. There are no structural additions or demolitions planned for the site. The applicant plans to have one vehicle parked at the home which will serve as transport for the youth and staff on-site. The male youth will attend public school and will use the bus to get to and from. The home is currently in a residential neighborhood zoned R-85 (Residential Medium Lot) with a future land use of Suburban (SUB).

Impact Analysis

- A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located.**

The proposed child caring institution has adequate land available for the use and meets all required yard, open space, and parking provisions from the DeKalb County code. As mentioned above, the applicant plans to have one vehicle parked at the home which will serve as transport for the youth and staff on-site.

- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district.**

The proposed child caring institution (CCI) has a zoning designation that is consistent and compatible with adjacent properties. Adjacent properties are undeveloped or contain single-family, detached residences. The general purpose of CCIs is to provide homes for children. In its basic form, this arrangement may generate the

same level of activity as other residences in a typical neighborhood. However, the compatibility of each CCI may vary depending on how the facility is operated.

C. Adequacy of public services, public facilities, and utilities to serve the proposed use.

The proposed child caring institution may not generate any more demand on public services than other residences in the neighborhood. There has been no indication that there are inadequate public services and facilities to serve the facility at the proposed location.

D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.

Ingress/egress to/from the facility is via a residential driveway located on Dorset Circle. Dorset Circle appears to have adequate carrying capacity for the trips that would be generated by the facility.

E. Whether existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.

The applicant's proposal does not specifically address the character or number of vehicles associated with the proposed facility or the volume of traffic expected for the proposed facility.

F. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency.

The subject property has ingress and egress off of Dorset Circle. The existing home sits at a lower grade than the roadway and near a curve, so the slope of the driveway may present a challenge for reverse egress onto Dorset Circle. Additionally, while the Dorset Circle right-of-way is 60 feet wide, the right-of-way appears to include about half of the existing driveway. Although, traffic volume is most likely low, parking in the travelway, near a curve, may increase the potential for vehicular accidents. Under normal conditions though, the facility can be accessed from Statler Drive or Dorset Drive, therefore, emergency access should not be a problem. Also, the neighborhood is not a high traffic pedestrian area, and therefore, has no sidewalks or pedestrian markings.

G. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use.

The proposed use will create no adverse environmental effects on the adjoining land uses. The proposed Child Caring Institution (CCI) should not create or emit smoke, odor, dust or abnormal noises or vibrations beyond the normal expected amount that's created or emitted by a single-family home or a CCI.

H. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.

The adjoining residential uses may not be impacted by the proposed hours of operation. As a residential facility, the child caring institution must operate 24 hours, seven days a week. The existing home will serve as a full-time home for the male youth who will reside there.

I. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.

The CCI will provide residential room and board for displaced male youth. The residential component of the proposed use is compatible with surrounding residential uses. The submitted application does not provide substantive details regarding the manner of operation.

J. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.

Per the Dekalb County Code, group, child caring institutions of 4-6 children are permitted only with the approval of a Special Land Use Permit in the R-85 zoning district.

K. Whether the proposed use is consistent with the policies of the *Comprehensive Plan*.

Per the *Comprehensive Plan*, the future land use designation is SUB (Suburban). The proposed use is consistent with the *Dekalb County Comprehensive Plan* future land use objectives for districts designated as Suburban. Moreover, the proposal may present an opportunity to “utilize the zoning code to provide a variety of housing opportunities and choices to better accommodate the needs of residents” (Housing Policy #9—Housing Variety/Access).

L. Whether the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.

Transitional buffer zones are not required.

M. Whether there is adequate provision of refuse and service areas.

In response to this criterion, the applicant states “the proposed site (4552 Dorset circle) has no provision of refuse and service areas.” The applicant has not provided any additional clarification.

N. Whether the length of time for which the special land use permit is granted should be limited in duration.

In consideration of unanticipated issues that may negatively impact adjacent properties, Staff recommends that, if conditionally approved, the Special Land Use Permit be subject to periodic renewal, at the discretion of the Board of Commissioners.

O. Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.

The proposed use is an existing single-family home and is consistent with nearby single-family homes. The applicant has no plans for expansions or additions that will cause inconsistency with adjacent lots and buildings.

P. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.

There are no known historic buildings, sites, districts or archaeological resources in the immediate area that will be adversely affected by the proposed use.

Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.

The existing driveway should be able to accommodate four normal or compact size passenger vehicles. However, the applicant has not indicated how the transportation needs of the children will be met and how many vehicles will be on-site.

Although not required at this time, interior architectural plans are required prior to the issuance of a building permit or business license for the proposed use (Sec. 4.2.42 E1). Plans have not been provided thus far.

R. Whether the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.

The proposed use will be in an existing 1-story home, thus, no adverse impacts from building height will be created.

S. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objective of the comprehensive plan.

The proposed use shows consistency with the needs of the community. The use is a community based initiative that seeks to assist displaced male youth and prepare them for future opportunities. The proposed use shows consistency with the comprehensive plan and meets the requirements of a Suburban (SUB) land use.

Staff Recommendation

Based on the impact analysis and land use analysis above, the Special Land Use Permit request is consistent with the intent of the *2035 Comprehensive Plan*. The Special Land Use proposal does not include expansion of the existing single-family home. The Special Land Use request provides a residential service to the surrounding community. The request may generate limited negative impacts on current neighborhood and on the natural environment. Based on the information provided, the department of planning and sustainability recommends approval with conditions.

1. The Special Land Use Permit shall be issued to Demetrius Battle, for operation of a group child caring institution for male children, which shall not be transferrable.
2. There shall be a maximum of six male children in the group child caring institution.
3. This Special Land Use Permit shall be subject to renewal by the Board of Commissioners eighteen (18) months from the date of approval by the Board of Commissioners. Failure to renew may result in revocation of the SLUP.
4. Employee, facility, and/or visitor parking shall be contained within the existing driveway. On-street parking is prohibited.

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030



DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION
Amendments will not be accepted after 5 working days after the filing date.

Date Received: 1-27-24 Application No.: _____

APPLICANT NAME: Demetrius Battle

Daytime Phone #: 770 866 3900 Fax #: _____

Mailing Address: 250 mistybrook circle stone mt 30087

E-mail: cedemichael@gmail.com

OWNER NAME: Harold Keeling (if more than one owner, attach contact information for each owner)

Daytime Phone #: 404 630 1898 Fax #: _____

Mailing Address: 1918 Greensbrooke Close Stone Mountain GA 30088

E-mail: Staff@rawleyresidence.org

SUBJECT PROPERTY ADDRESS OR LOCATION: 4552 Dorset Circle
Decatur, DeKalb County, GA, 30058

District(s): 15th Land Lot(s): 130 Block(s): C Parcel(s): 15 130 08 075

Acreage or Square Feet: 14,134 sq ft Commission District(s): 5 Existing Zoning: R-85

Proposed Special Land Use (SLUP): _____

I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

Owner: Agent: _____ Signature of Applicant: Demetrius Battle - od
(Check One)

Printed Name of Applicant: Demetrius Battle - od

Notary Signature and Seal:

Traves Mims
NOTARY PUBLIC
DeKalb County, GEORGIA
Commission Expires 08/09/2024

Pull to open



DeKalb County
GEORGIA

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION AUTHORIZATION

The property owner should complete this form or a similar, signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 1-27-21

TO WHOM IT MAY CONCERN:

(I) (WE), Harold Keeling
Name of Owner(s)

being (owner) (owners) of the subject property described below or attached hereby delegate authority to
Demetrius Bette-ode
Name of Applicant or Agent

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

Notary Public

Owner

Travies Mims
NOTARY PUBLIC

Notary Public DeKalb County, GEORGIA
My Commission Expires 08/09/2024

Owner

Notary Public

Owner

Notary Public

Owner

CRITERIA B
4552 DORSET CIRCLE
LITHONIA GA 30058

A. Adequacy of the size of the site for use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located;

Response: The approximately 0.37-acre site at 4552 Dorset circle is adequate for a proposed use.

B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district;

Response: The proposed use for site at 4552 Dorset circle is compatible with adjacent properties and land uses.

C. Adequacy of public services, public facilities, and utilities to serve the use contemplated;

Response: It appears that there are adequate public services, public facilities and utilities to serve the proposed group home off Dorset circle.

D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area;

Response: Given that 4552 Dorset circle is in a single-family community, Planning Staff anticipates no impact on public streets or traffic in the area.

E. Whether or not existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use;

Response: Given that 4552 Dorset circle is in a single-family home neighborhood, existing land uses along access routes would not be adversely impacted by traffic generated by group home.

F. Ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular references to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency;

Response: The proposed site (4552 Dorset circle) will have adequate ingress and egress to the subject site. Statler dr. intersects with Dorset circle. Dorset circle intersects with Dorset drive which provides adequate circulation in the event of fire or other emergencies.

G. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use;

Response: The proposed site (4552 Dorset circle) should not create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust or vibration.

H. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use;

Response: The hours of operation should not create adverse impacts upon adjoining land uses

I. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use;

Response: The proposed site (4552 Dorset circle) use will not create adverse impact on the adjoining land use by reason of manner of use.

J. Whether or not the proposed plan is consistent with all of the requirements of the zoning district classification in which the use is proposed to be located;

Response: Proposed use is a permitted use District with a SLUP.

K. Whether or not the proposed use is consistent with the policies of the Comprehensive Plan;

Response: The site (4552 Dorset circle) is consistent with the policies of the comprehensive plan.

L. Whether or not the proposed plan provides for all required buffer zones and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located;

Response: The proposed plan provides for all required buffer zones and transitional buffer zone when required by the regulations of the district in which the use is proposed to be located.

M. Whether or not there is adequate provision of refuse and service areas;

Response: The proposed site (4552 Dorset circle) has no provision of refuse and service areas.

N. Whether the length of time for which the special land use permit is granted should be limited in duration;

Response: The proposed use is a permanent use and should not be limited to any length of time on the subject site.

O. Whether or not the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of the adjacent and nearby lots and buildings;

Response: The size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and nearby lots and buildings.

P. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources;

Response: The proposed SLUP will not adversely affect historic buildings, sites, districts, or archaeological resources.

Q. Whether the proposed use satisfies the requirements contained within the Supplemental Regulations for such special land use permit.

Response: The proposed SLUP complies with all of the supplemental regulations

R. Whether or not the proposed building as a result of its proposed height will create a negative shadow impact on any adjoining lot or building.

Response: The proposed SLUP request does not create a negative shadow impact on any adjoining lot or building.

S. Whether the proposed use would result in a disproportional proliferation of that or similar uses in the subject character area.

Response: The proposed use may be consistent with the needs of the neighborhood or the community.

T. Whether the proposed use would be consistent with the needs of the neighborhood or of the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan.

Response: The proposed site (4552 Dorset circle) would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan.

GENERAL NOTES:

- 1: 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.
- 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
- 3: Utility lines not shown hereon may exist. The Surveyor does not take responsibility for the existence or presence of any such utilities.
- 4: No Geodetic monument was found within 500 feet of this site.
- 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

ZONING: R-85

- FRONT THOROUGHFARES - 50'
- FRONT ARTERIALS - 40'
- FRONT COLLECTOR AND ALL OTHER STREETS - 35'
- FRONT W/ALLEY ACCESS - 25'
- SIDE - 8.5'
- REAR - 40'

FIELD DATA:

DATE OF FIELD SURVEY 1-25-21

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.020 FEET.

EQUIPMENT:
ELECTRONIC TOTAL STATION AND NETWORK GPS RECEIVER: CHAMPION INSTRUMENTS, PRO, SK1033458.
NETWORK: eGPSWRS

TOTAL AREA: 16,134 SQ. FT. 0.37 AC

CALCULATED PLAT CLOSURE: 1: 170.958

SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 22013 PG 49-51
PROPERTY OWNER AT TIME OF SURVEY: HAROLD A. KEELING
PARCEL NUMBER: 15-130-08-074

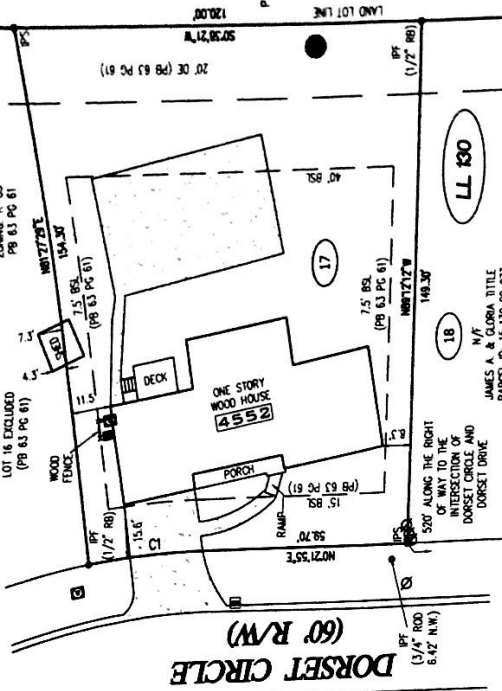
REFERENCE: PLAT BOOK 63 PG 61
DEED BOOK 22013 PG 49-51

FLOOD HAZARD NOTE: THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 1308801520 EFFECTIVE DATE MAY 16, 2013

Curve #	Length	Radius	Direction	Chord Length
C15	36.42	200.00	N03°48'02" W	38.38

LOT 16 EXCLUDED (PB 63 PG 61)

N/T. DEKALB COUNTY
PARCEL ID: 15,130,08,075
ZONING: R-85
PB 63 PG 61



N/T. JAMES A. & CLORA TITLE
PARCEL ID: 15,130,08,073
ZONING: R-85
PB 63 PG 61

LL 129

LL 130

LL 131

LL 132

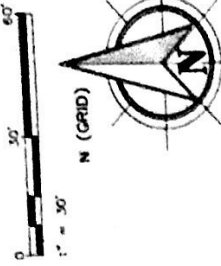
LL 133

LL 134

LL 135

LL 136

LL 137



LEGEND

- EDP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- OPF OPEN PER FOLDING
- OS 1/2 REBAR SET
- SM SIDE WALK
- SO SOLLARD
- OPF OVERHEAD POWER
- FA FIRE HYDRANT
- CB CATCH BASIN
- MM MANHOLE
- WM WATER METER
- WV WATER VALVE
- CV GAS VALVE
- GM GAS METER
- LP LIGHT POLE
- CONCRETE PAD
- MAIL BOX

N/T. MARG L. MANG
PARCEL ID: 15,129,01,146
ZONING: R-85



PATRICK F. CAREY, R.L.S. #3077
FOR
KEYSTONE LAND SURVEYING, INC.
162 EAST CROGAN STREET,
SUITE F
LAWRENCEVILLE, GEORGIA 30046
770.545.8700

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plat, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67

BOUNDARY SURVEY FOR
DEMI CHANEL
4552 DORSET CIRCLE DECATUR GA
LOT 17, BLOCK C, STRATTON HILLS UNIT FOUR
LAND LOT 130 - 15TH DISTRICT DEKALB COUNTY, GEORGIA

Date: 1-26-2021
Scale: 1" = 30'
Drawn By: JTF

Close

Participants (5)



Demi Chanel Oche (me)



jeff Ezzard (Host)



Randall



DJ Ray



Travies Mims



Invite

**Zoom**

5:55 PM

To: ceodemichanel@gmail.c... >

jeff Ezzard has joined your meeting - Demi Chanel Oche's Zoom Meeting

Hi Demi Chanel Oche,

jeff Ezzard has joined your meeting:

Topic Demi Chanel Oche's Zoom Meeting
Meeting ID 794 8858 9779
Time Jan 22, 2021 06:00 PM Eastern Time (US and Canada)

[Start Meeting](#)

Thank you for choosing Zoom.
-The Zoom Team



Copyright ©2020 Zoom Video Communications, Inc. All rights reserved.



5:58

LTE 

Cancel

Meeting Details

Edit

Topic Demi Chanel Oche's Zoom Me...

When Today at 6:00 PM

Meeting ID 794 8858 9779

Duration 30 mins

Passcode 1MWxmz

Start

Add invitees

Delete

Zoom Meeting

Zoom Audio – 22:27



End



Mute



Add Call

Answered Concerns questions in regard to the Childcare institution at 4552 Dorset circle Lithonia GA.

Childcare Institutions:

This will be a childcare home for homeless boys ages to 12 to 17. The youth that we service will be base level kids meaning little to no behaviors.

Parking:

There will only be one staff car to transport youth and the staff personal car at any given time. All appointments for the youth will be off site. So, parking will not be an issue.

School:

Youth will attend public school settings and will catch the bus to and from school.

Childcare institute VS Personal Care Home:

It has been mentioned several times that this is a personal care home and that there are several in that location. However, it's not a personal care home because personal care homes are for adults. This will be childcare institution for boys. There aren't any in that area for boys. The closes one we have is for girls and its 6 miles away.

Previous Home:

There was a childcare institution at 4552 Dorset circle for 17 years for boys that closed 9/2020. After speaking to the owner, the childcare home was grandfathered in. He also provided several documents showing that he was an active business.

Neighbors:

We had a chance to speak to several of the neighbors and because there was a Childcare institute home always there and they never had any issues, they welcome another home being there. A lot of neighbors expressed that our youth needs help too and they thanked 1 PowerHouse for being that change in our youth's life.
Thanks so much.



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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

DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

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

- **Storm Water Management**

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

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area **was** 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.



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.: SLUP-21-1244574

Parcel I.D. #: 18-103-05-022

Address: 1923 Clairmont Road

Decatur, Georgia

WATER:

Size of existing water main: 8" CI and 30" CI 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: South Fork Peachtree Creek Basin

Is sewer adjacent to property: Yes (X) No () If no, distance to nearest line: _____

Water Treatment Facility: R. M. Clayton WTF () adequate () inadequate

Sewage Capacity; * (MGPD)

Current Flow: 127 (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.

Capacity Restricted Area
S.D.

Signature: *[Handwritten Signature]*

N-19



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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

COMMENTS FORM: PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: SLUP-21-1244575 Parcel I.D. #: 15-130-08-074

Address: 4552
DORSET CIR
DECATUR, GA 30035

Adjacent Roadway (s):

_____	_____
(classification)	(classification)

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

Please provide additional information relating to the following statement.

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

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

COMMENTS:

<u>Reviewed, nothing found that would disrupt traffic flow.</u>

Signature: [Signature] David M. Ross

N1. No Comment

N2 & N3. Coordinate and provide the required right of way for the GDOT Managed Lanes I-285 East Project prior to permitting. GDOT PM: Tim Matthews at TMatthews@dot.ga.gov. Rockbridge Road is classified as a minor arterial. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 40 from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 10- foot landscape strip, 6-foot sidewalk, bike lanes, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for 35 mph and presented (signed and sealed by a professional engineer)with the land development permit documents.

N4 & N5. Covington Hwy is a state route. Review and approval by GDOT District 7 (Justin Hatch at Juhatch@dot.ga.gov) required prior to issuance land development permit. Covington Hwy is classified as a major arterial. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 50 from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum (GDOT may have additional requirements): 10- foot landscape strip, 6-foot sidewalk, bike lanes or multiuse path, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents.

N6 & N7. Pine Mountain Road is classified as a local residential. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 6- foot landscape strip, 5-foot sidewalk, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents.

Please note that we received complaints about truck traffic on this street and it is posted no trucks. Consideration should be given to how to handle truck access and traffic. Limit all truck access to SR 124 Turner Hill Road. No truck access on Pine Mountain Rd.

N8. No Comment

N9. This development requires a traffic study (337 units) be presented to identify required improvements prior to zoning. I recommend deferral until a traffic study is submitted so that we can incorporate the result of the traffic study into the zoning conditions. Traffic study should address requirements for left turning lanes and right turn lane on North Druid Hills at the Mount Moriah Road and the need for a potential traffic signal. Please confirm the existing right of way on Mount Moriah Road. The county records show a 60 foot right of way and it appears that the development is encroaching on the right of way. The study should also address the lanes needed to accommodate the traffic exiting Mount Moriah Rd at the intersection. Direct pedestrian access is to be provided from the public sidewalks to the proposed development. North Druid Hills Road is classified as a major arterial. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 50 from centerline or such that all public infrastructure

(sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum: 10- foot landscape strip, 6-foot sidewalk, bike lanes or multiuse path, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents. Mount Moriah Road is classified as a local road. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum: 6- foot landscape strip, 5-foot sidewalk, streetlights. Mount Moriah Road must be brought up to minimum county standards to include at least 22 feet of pavement along entire property frontage. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents.

N10 & N11. Pine Mountain Road is classified as a local. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 6- foot landscape strip, 5-foot sidewalk, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer) with the land development permit documents.

N12. Requesting a traffic study be completed prior to zoning to determine the impacts of the development on the intersection of Rockbridge Road at Mountain Park Trail and the proposed driveway on Rockbridge Road. Only one access point of Mountain Park Trail. The access point on Mountain Park Trail must be shifted to the rear property line away from Rockbridge Road. Please note the minimum driveway/street separation required in Section 14-200 (6). Remove acceleration lane from Rockbridge Road frontage. Provide direct pedestrian access from public right of way to the proposed destinations. Rockbridge Road is classified as a minor arterial. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 40 from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 10- foot landscape strip, 6-foot sidewalk, bike lanes, streetlights. Mountain Park Trail is classified as a local. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 6- foot landscape strip, 5-foot sidewalk, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for 35 mph and presented (signed and sealed by a professional engineer)with the land development permit documents.

N13. Northern Ave is classified as a collector road. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 35 from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 10- foot landscape strip, 6-foot sidewalk, bike lanes or multiuse path, streetlights. . All access points must meet minimum intersection and stopping sight

distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents.

N14. No comment.

N15, N16 and N17. Panola Road is classified as a major arterial. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 50 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum: 10- foot landscape strip, 6-foot sidewalk, bike lanes or multiuse path, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents. Young Road is classified as a collector road. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 35 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 10- foot landscape strip, 6-foot sidewalk, bike lanes, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for 35 mph and presented (signed and sealed by a professional engineer)with the land development permit documents. Please note the minimum driveway/street separation required in Section 14-200 (6). Applies to driveways on the opposite side of the road also. Access point on Young Road needs to be relocated away from the traffic signal. The developer is required to upgrade the pedestrian features of the traffic signal at Panola Road at Young Road, as needed, as identified by the Transportation Division of Public Works. A pedestrian connection must be provided from the public sidewalk to the building entrances.

N18. Clairmont Road is a state route. Review and approval by GDOT District 7 required prior to issuance land development permit. Clairmont Road is classified as a major arterial. Only one access point allowed on Clairmont Road located away from the intersection with N Williamsburg Dr. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 50 from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum (GDOT may have additional requirements): 10- foot landscape strip, 6-foot sidewalk, bike lanes or multiuse path, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents. N. Williamsburg Drive is classified as a local road. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum: 6- foot landscape strip, 5-foot sidewalk, streetlights. Only one access point allowed on N Williamsburg Road located away from the intersection on Clairmont Road. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer) with the land development permit documents.

N19. No Comment

N20. Clifton Springs Road is classified as a minor arterial. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 40 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum: 10-foot landscape strip, 6-foot sidewalk, bike lanes or multiuse path, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer) with the land development permit documents. If interior roads are to public. They will need to meet the requirements for a local road. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 6-foot landscape strip, 5-foot sidewalk, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer) with the land development permit documents.



Board of Health

02/15/2021

To: Mr. John Reid, Senior Planner
From: Ryan Cira, Environmental Health Manager
Cc: Alan Gaines, Technical Services Manager
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for:

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation. Recommendation: Provide trash can with liner at each bus stop with bench and monitor for proper removal of waste.

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

Board of Health

- N.1 **TA-21-1244539 2021-2108**
County-Wide (All District)
36
- N.2 **LP-21-1243933 2021-2109/18-011-06-001,18-011-06-004,18-011-06-005,18-011-06-006,18-011-06-007** District 04 Super District 06
 3581 Rockbridge Road, Stone Mountain, GA 30083
 3605 Rockbridge Road, Stone Mountain, GA 30083
 3611 Rockbridge Road, Stone Mountain, GA 30083
 3599 Rockbridge Road, Stone Mountain, GA 30083
 3593 Rockbridge Road, Stone Mountain, GA 30083
 3581 Rockbridge Road, Stone Mountain, GA 30083
 - **Please review general comments**
 - **Septic system installed on September 23, 1960 for property 3605**
 - **Septic system installed on September 23, 1960 for property 3611**
 Total acres 4.8
- N.3 **Z-21-1243934 2021-2110 / 18-011-06-001, 18-011-06-004,18-011-06-005,18-011-06-006,18-011-06-007** District 04 Super District 06
 3581 Rockbridge Road, Stone Mountain, GA 30083
 3605 Rockbridge Road, Stone Mountain, GA 30083
 3611 Rockbridge Road, Stone Mountain, GA 30083
 3599 Rockbridge Road, Stone Mountain, GA 30083
 3593 Rockbridge Road, Stone Mountain, GA 30083
 3581 Rockbridge Road, Stone Mountain, GA 30083
 - **Please review general comments**
 - **Septic system installed on September 23, 1960 for property 3605**
 - **Septic system installed on September 23, 1960 for property 3611**
 Total acres 4.8
- N.4 **LP-21-1244555 2021-2111 / 15-162-04-008** District 05 Super District 07
 5011 Covington Highway, Decatur, GA 30035
 - Please review general comments
 Total acres 0.61
- N.5 **Z-21-1244408 202102112 / 15-162-04-008** District 05 Super District 07
 5011 Covington Highway, Decatur, GA 30045
 - Please review general comments
 Total acres 0.61
- N.6 **LP-21-1244580 2021-2113 / 16-168-01-008** District 05 Super District 07
 2346 Pine Mountain Street, Lithonia, GA 30058
 - Please review general comments
 Total acres 1.2



Board of Health

- N.7 **Z-21-1244581 2021-2114 / 16-168-01-008** District 05 Super District 07
2346 Pine Mountain Street, Lithonia, GA 30058
- Please review general comments
Total acres 1.2
- N.8 **TA-21-1244599 2021-2115** District 02 Super District 06
North Druid Hills Briarcliff Node, Atlanta, GA 30329
- Please review general comments
Total acres (not stated)
- N.9 **Z-21-1244535 2021-2116 / 18-152-01-005, 18-152-01-006, 18-152-01-054**
District 02 Super District 06
2490 North Druid Hills Road, Atlanta, GA 30329
- Please review general comments
- Several surrounding properties with septic system installed
Total acres 5.6
- N.10 **LP-21-1244541 2021-2117 / 16-167-08-010** District 05 Super District 07
2328 Pine Mountain Street, Lithonia, GA 30058
- Please review general comments
- Several surrounding properties with septic system installed
Total acres 0.79
- N.11 **Z-21-1244542 2021-2118 / 16-167-08-010** District 05 Super District 07
2328 Pine Mountain Street, Lithonia, GA 30058
- Please review general comments
- Several surrounding properties with septic system installed
Total acres 0.79

NEXT STEPS

Following an approval of this zoning action, one or several of the following 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.)*

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.)*

Overlay Review *(Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)*

Historic Preservation *(Certificate of Appropriateness required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)*

Variance or Special Exception *(Required seeking relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*

Minor Modification *(Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)*

Major Modification *(Required submittal of a complete zoning application for a public hearing if there are any proposed 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 of application, fees and supporting documents. Please consult with the appropriate department/division.