

Agenda Item

File ID: 2021-2426

Substitute

7/27/2021

Public Hearing: YES NO

Department: Planning and Sustainability

SUBJECT:

Commission District(s): 4 & 6

Application of Amanda Woodruff to rezone property from R-85 (Residential Medium Lot-85) District to RSM (Small Lot Residential Mix) District to construct three single-family attached townhomes, at 3720 Jamieson Place.

Petition No.: Z-21-1244669 (2021-2426)

Proposed Use: 3 Single-family attached townhomes

Location: 3720 Jamieson Place, Clarkston Georgia

Parcel No.: 18-067-03-011

Information Contact: Brandon White, Current Planning Manager

Phone Number: 404-371-2155

PURPOSE:

Application of Amanda woodruff to rezone property from R-85 (Residential Medium Lot) District to RSM (Small Lot Residential Mix) District to construct three single-family attached townhomes. The property is located on the north side of Jamieson Place and the west side of Market Street at 3720 Jamieson Place in Clarkston, Georgia. The property has approximately 193 feet of frontage along Jamieson Place and 100 feet of frontage along Market Street and contains 0.44 acre.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: Full cycle deferral.

STAFF RECOMMENDATION: Approval with conditions

PLANNING STAFF ANALYSIS: Since the June 22nd Board of Commissioners meeting, the applicant has submitted a revised concept plan and tabular data which appears to show compliance with the RSM zoning district requirements and addresses Planning Department Staff's previous concerns about clarifying what type of density bonuses are being provided, showing compliance with open space requirements, and providing a 20-foot wide transitional buffer along the north property line to enhance compatibility with the surrounding area. Based on the submitted information, it appears that the proposed single-family attached townhomes provide an appropriate transitional land use between the place of worship and apartments to the west and south and the single-family detached subdivisions to the north and east. Based on the submitted conceptual elevations, stucco buildings with a significant number of windows are proposed which appears to be compatible with surrounding properties. Given the small number of units proposed and that a first floor two-car parking garage would enhance the streetscape by limiting views of parked automobiles, it appears that the proposed three-story buildings are compatible with the surrounding area's two-story building heights since there is compliance with minimum building setbacks and a 20-foot wide buffer is provided along the north property line abutting a single-family subdivision. Therefore, it is the recommendation of the Planning and Sustainability Department that the

application be “*Approved*” with Staff’s recommended conditions.

PLANNING COMMISSION VOTE: Full cycle deferral 9-0-0. L. Osler moved, J. West seconded for FCD, per Staff recommendation. Passed unanimously 9-0-0.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 12-0-0. Community Council recommended approval and indicated that the proposed three story townhomes were appropriate to allow for a two car garage on first level to screen vehicles from view of the street.

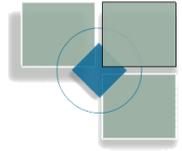


DeKalb County Department of Planning & Sustainability

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:

Board of Commissioners Hearing Date: July 27, 2021

STAFF ANALYSIS

SUBSTITUTE

Case No.:	Z-21-1244669	Agenda #:	
Location/ Address:	The north side of Jamieson Place and the west side of Market Street, at 3720 Jamieson Place in Clarkston, Georgia.	Commission District:	4
		Super District:	6
Parcel ID:	18 067 03 011		
Request:	To rezone properties from R-85 (Residential-Medium Lot-85) to RSM (Small Lot Residential Mix) District to construct single-family attached townhomes.		
Property Owner:	Jose Ramos		
Applicant/Agent:	Amanda Woodruff		
Acreage:	.44		
Existing Land Use:	Vacant Single-Family home and accessory building.		
Surrounding Properties:	Apartments (Fox Trail Apartments) to the west, a place of worship to the south across Jamieson Place (Masjid Al-Momineen of Stone Mountain), and single-family detached homes to the north and east.		
Adjacent Zoning:	North: NA City of Clarkston South: OIT and R-85 East: NA City of Clarkston West: NA City of Clarkston		
Comprehensive Plan:	SUB (Suburban)	Consistent	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/>
Proposed Density:	6.8 units per acre	Existing Density:	NA
Proposed Units/Square Ft.:	3 single-family attached townhomes.	Existing Units/Square Feet:	Vacant single-family home and accessory building
Proposed Lot Coverage:	NA	Existing Lot Coverage:	NA

Staff Recommendation: APPROVAL WITH CONDITIONS

ZONING HISTORY

Based on DeKalb County records, it appears that the R-85 zoning of the property has not changed since adoption of the first *Zoning Ordinance* and map in 1956.

PROJECT ANALYSIS

The subject property comprises .44 acres on the north side of Jamieson Place and the west side of Market Street at 3720 Jamieson Place in Clarkston, Georgia. The site contains a vacant single-family structure and accessory building. The site is flat and contains some mature trees along a portion of the Jamieson Place frontage and along the north property line abutting a single-family subdivision to the north. The subject property has access to Jamieson Place and Market Street which are two-lane local residential streets with no sidewalks or curb and gutter along Jamieson Place or Market Street.

Since the June 22nd Board of Commissioners meeting, the applicant has submitted a revised concept plan and tabular data which appears to show compliance with the RSM zoning district requirements and addresses Planning Department Staff's previous concerns about clarifying which type of density bonuses are being provided, showing compliance with open space requirements, and providing a 20-foot wide transitional buffer along the north property line abutting a single-family residential subdivision to enhance compatibility with the surrounding area. The revised plan shows three single-family attached townhomes at a density of 6.8 units per acre (three residential units divided by .44 acres) with three-story building heights. Based on the submitted conceptual elevations, stucco buildings with a significant number of windows are proposed which appear to comply with the building material requirements of the *Zoning Ordinance*. Based on the submitted concept plan and tabular data from the applicant, it appears that the project complies with the RSM district standards. The RSM district allows a base density of four units per acre, with densities up to 8 units per acre if density bonus qualifications are met. To achieve a density of 6.8 units per acre, the applicant is requesting a 100% density bonus based on the inclusion of enhanced open space (i.e. $4 \text{ DU/AC} \times 100\% = 4 \text{ DU/AC}$; $4+4=8 \text{ DU/AC}$ (maximum)). To get this type of density bonus, at least 35% of the open space must be enhanced open space such as dog parks, pocket parks, pool amenities, etc.. The site plan indicates that the applicant is providing much more enhanced open space than required (i.e. 35% required (.15 acres); 56% provided (.25 acres)), and that all of the open space is enhanced open space consisting of a 10,880 square foot pocket park. While not required, the site plan shows a 20-foot wide undisturbed buffer along the north property line which abuts single-family residential homes to provide additional compatibility for surrounding properties. Sidewalks and street trees along Jamieson Place and Market Street are also shown on the concept plan, and the tabular data shows compliance with the front, side, and rear building setbacks of the *Zoning Ordinance*.

Surrounding uses include an apartment complex (Fox Trail apartments) to the west; a place of worship (Masjid Al-Momineen of Stone Mountain) to the south across Jamieson Place; and single-family detached subdivisions to the north and east. Building heights in the surrounding area are predominantly two-stories. The applicant is proposing a three-story building to allow vehicles to be located in a first floor two-car garage. Given the small number of units proposed and that cars in a first floor two-car garage would enhance the streetscape by limiting views of parked automobiles, it appears that the proposed three-story buildings could be compatible with the surrounding two-story buildings provided there is compliance with the minimum building setbacks of the zoning ordinance and a 20-foot transitional buffer is installed along the north property line abutting an existing single-family subdivision. The properties to the north, west, and east (across Market Street) are within the jurisdiction of the City of Clarkston and therefore have no designated zoning district in DeKalb County's unincorporated jurisdiction.

Supplemental Requirements: There are no supplemental regulations in the zoning ordinance for single-family attached homes.

Compliance with District Standards:

STANDARD	RSM REQUIREMENT	EXISTING/PROPOSED	COMPLIANCE
MAX DENSITY	4-8 units per acre	6.68 units per acre with 35% enhanced open space density bonus.	Yes.
LOT WIDTH	25 feet	35 feet.	Yes
LOT AREA	1000 s.f.	1000 s.f.	Yes
MAX. LOT COVERAGE	70%	30%	Yes
FRONT SETBACK	20 feet from Jamieson Place and Market Street	20 ft	Yes
REAR SETBACK	15 ft.	20 ft	Yes
SIDE SETBACK	0 ft	0 feet	Yes
BUILDING MATERIALS	All building facades shall consist of at least 80% brick, stone, glass, decorative concrete, fiber cement siding, or hard coat stucco, or combination thereof.	Conceptual elevations appear to comply.	Yes
MAX. BLDG. HEIGHT	45 feet or three stories, whichever is less	Three stories.	Yes
MIN UNIT SIZE	1,200 s.f.	1,200 s.f.	Yes

MIN OPEN SPACE	None required since site is less than 5 acres and less than 36 residential units.	56% enhanced open space.	Yes
TRANSITIONAL BUFFER	None required since abuts properties in City of Clarkston.	None required, but 20 foot wide transitional buffer provided.	Yes
PARKING	<p>Min of 5 spaces (1.5 spaces per dwelling unit plus .25 spaces per unit for guest parking)</p> <p>Max of 9 spaces Three (3) spaces per dwelling unit, plus one-quarter (0.25) space per dwelling unit to accommodate guest parking</p>	6 spaces (includes one space in garage and one on driveway).	<p>Yes.</p> <p>Yes</p>
SIDEWALKS AND STREETSCAPING	5-ft. sidewalk and 6-ft. landscape strip, with street trees 30 ft. on center along Jamieson Place and Market Street frontage.	Street trees and sidewalk shown along frontage	Yes based on conceptual plan submitted
STREET LIGHTS AND PEDESTRIAN LIGHTS	Street lights shall be installed along public right of way within the landscape strip spaced at a maximum distance of 100 ft on center. Pedestrian lights shall be installed along public right of way at a maximum distance of 40 ft on center.	Information not provided	No. Non-compliance will necessitate a variances.

LAND USE AND ZONING ANALYSIS

Section 27-7.3.5 of the Zoning Ordinance, “Standards and factors governing review of proposed amendments to the official zoning map” states that the following standards and factors shall govern the review of all proposed amendments to the zoning maps.

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

Based on the information and site plan, it appears that the rezoning request is consistent with the policies and strategies of the Suburban Character Area to protect stable neighborhoods from incompatible development

(Suburban Policy #1). It appears that the proposed single-family attached townhomes provide an appropriate transitional land use between the place of worship and apartments to the west and south and the single-family detached subdivisions to the north and east. Given the small number of units proposed and that a first floor two-car parking garage would enhance the streetscape by limiting views of parked automobiles, it appears that the proposed three-story buildings are compatible with the surrounding area's two-story building heights since there is compliance with minimum building setbacks and a 20-foot wide buffer is provided along the north property line abutting a single-family subdivision.

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

Based on the submitted information, it appears that the proposed single-family attached townhomes provide an appropriate transitional land use between the place of worship and apartments to the west and south and the single-family detached subdivisions to the north and east. Based on the submitted conceptual elevations, stucco buildings with a significant number of windows are proposed which appears to be compatible with surrounding properties. Given the small number of units proposed and that a first floor two-car parking garage would enhance the streetscape by limiting views of parked automobiles, it appears that the proposed three-story buildings are compatible with the surrounding area's two-story building heights since there is compliance with minimum building setbacks and a 20-foot wide buffer is provided along the north property line abutting a single-family subdivision.

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

It appears that the property may have a reasonable economic use as currently zoned R-85 since there is an existing single-family home and accessory building on the property.

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

See responses to A and B above.

E. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal:

See responses to Criterion A & B above.

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

Based on the submitted information, no historic buildings, sites, districts, or archaeological resources are located on the subject property or in the surrounding area.

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

There has been no indication from reviewing departments and agencies that the proposal could cause excessive

use of utilities, transportation facilities, or schools. The applicant will need to obtain a sewer capacity letter from the Department of Watershed Management to verify if sewer capacity is available.

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

The proposed development is not expected to have unusual impacts on the natural environment.

Planning and Sustainability Department Recommendation: APPROVAL WITH CONDITIONS

Since the June 22nd Board of Commissioners meeting, the applicant has submitted a revised concept plan and tabular data which appears to show compliance with the RSM zoning district requirements and addresses Planning Department Staff's previous concerns about clarifying what type of density bonuses are being provided, showing compliance with open space requirements, and providing a 20-foot wide transitional buffer along the north property line to enhance compatibility with the surrounding area. Based on the submitted information, it appears that the proposed single-family attached townhomes provide an appropriate transitional land use between the place of worship and apartments to the west and south and the single-family detached subdivisions to the north and east. Based on the submitted conceptual elevations, stucco buildings with a significant number of windows are proposed which appears to be compatible with surrounding properties. Given the small number of units proposed and that a first floor two-car parking garage would enhance the streetscape by limiting views of parked automobiles, it appears that the proposed three-story buildings are compatible with the surrounding area's two-story building heights since there is compliance with minimum building setbacks and a 20-foot wide buffer is provided along the north property line abutting a single-family subdivision. Therefore, it is the recommendation of the Planning and Sustainability Department that the application be "*Approved*" with the following conditions:

1. Up to a maximum of three (3), fee-simple, single-family attached townhomes.
2. The townhome building shall be designed with a residential front façade that is harmonious with the surrounding residential vernacular architecture. Proposed elevations must be submitted to the Director of Planning & Sustainability, or his designee, prior to land development phase approval.
3. A minimum of 35% enhanced open space shall be provided, and shall comply with the minimum size and design requirements for pocket parks. Existing healthy trees within the enhanced open space areas shall be preserved subject to approval of the County Arborist. The developer shall create a Homeowner's Association which shall be responsible for maintaining the open space and landscaping.
4. A 20-foot wide transitional buffer shall be provided along the north property line. Healthy existing trees within the transitional buffer shall be preserved and supplemented with new trees to form an effective visual screen as approved by the County Arborist prior to the issuance of any certificates of occupancy.
5. Maximum building height of three stories.
6. All units shall be "solar ready" and have electric service panels with sufficient capacity to accommodate electric vehicle charging within the garages and solar roof panels.
7. The approval of this SLUP application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.

Attachments:

1. Public Works Department Comments
 - a. Land Development Division
 - b. Traffic Engineering Division
2. Watershed Management Department Comments
3. Board of Health Comments
4. Board of Education Comments
5. Application
6. Site Plan
7. Zoning Map
8. Aerial Photograph
9. Photographs



DENSITY BONUS:

PUBLIC IMPROVEMENT BONUS (SIDEWALKS)

BASE DENSITY = 4
 % BONUS = 20%
 BASE * 20% = 4 * 0.2 = 0.8 DENSITY UNITS

AMENITY PROXIMITY BONUS (LIBRARY)

BASE DENSITY = 4
 % BONUS = 20%
 BASE * 20% = 4 * 0.2 = 0.8 DENSITY UNITS

OPEN SPACE BONUS

BASE DENSITY = 4
 % BONUS = 50%
 BASE * 50% = 4 * 0.5 = 2 DENSITY UNITS

TOTAL DENSITY ALLOWED

DENSITY = BASE + BONUSES
 DENSITY = 4 + 0.8 + 0.8 + 2 = 7.6 DENSITY UNITS

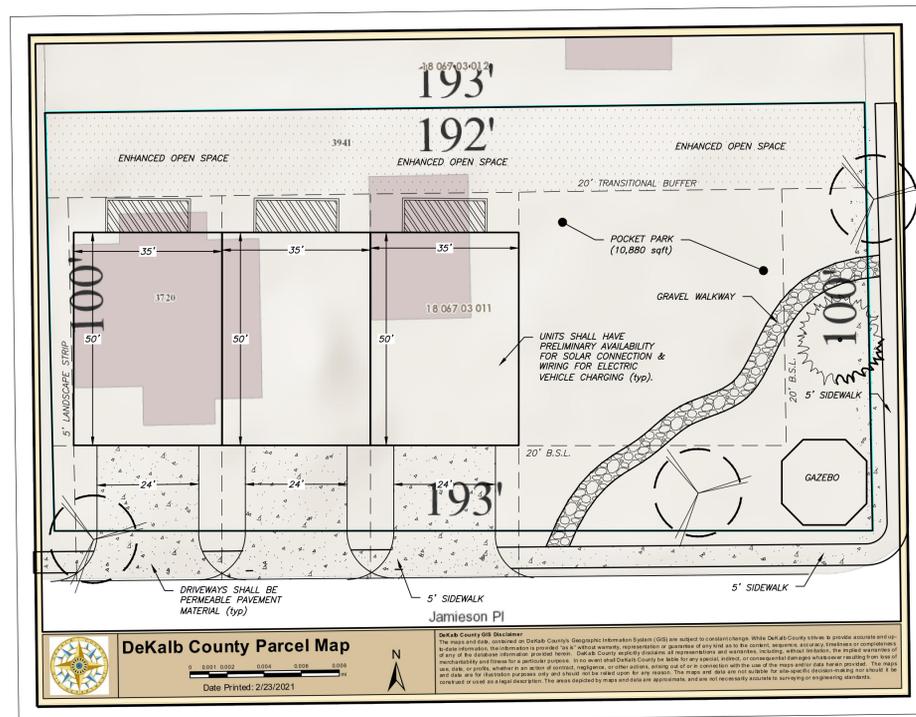
PROJECT NOTES:

- Owner:**
 LBM Custom Homes LLC
 4181 Lantern Hill Dr.
 Decatur, GA 30019
CONTACT: Alejandro Ramos
 PHONE: 770-560-2419
- Developer:**
 LBM Custom Homes LLC
 4181 Lantern Hill Dr.
 Decatur, GA 30019
CONTACT: Alejandro Ramos
 PHONE: 770-560-2419
- ENGINEER:**
 WOODRUFF DESIGN ASSOCIATES
 1301 STEWART LAKE ROAD
 MONROE, GA 30655
 PHONE: (404) 530-9218
CONTACT: Amanda K. Woodruff, P.E.
 E-MAIL ADDRESS: amanda@woodruffda.com
- Property located in L.L. ---, --- Dist, DeKalb Co. Parcel No. 18 067 03 011.
 - Zoning: R-85.
 - Building Setbacks:
 Front- 20'
 Side- 0'
 Rear- 20'
 - Total tract contains 0.441919192 acres/disturbed area--- acres ± including R-O-W.
 - Boundary information obtained from survey by --- dated ---.
 - Topographical information obtained from --- dated ---.
 - Vertical datum for topography is based on ---.
 - Contour interval is --- feet.
 - This property is shown on F.I.R.M. panel number ---, dated --- and is not located within a special flood hazard zone.
 - Utilities:**
 Water ---
 Sanitary Sewer ---
 - The location of underground utilities shown is approximate based on surface field evidence and information supplied by utility agencies. The survey makes no certification as to the completeness of the locations shown hereon. Appropriate utility companies should be contacted for verification of locations prior to any construction activity.
 - The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.
 - Contractor shall notify the engineer and owner/developer of any information found in the field that is different from what is shown on these design plans.
 - There are no drive-up window(s) to be installed.
 - No billboards are permitted.
 - There are no dumpster(s) associated with this project.
 - There are no overhead doors on this project.
 - No outside storage proposed, this includes supplies equipment, vehicles, products, etc.
 - All new utility lines shall be located underground.

ZONING DATA		
	REQUIRED	PROVIDED
LOT AREA	1,000 S.F.	
LOT COVERAGE	70% (MAX)	30%
SETBACKS		
FRONT	20'	20'
SIDE	0'	0'
REAR	15'	20'
BUILDING HEIGHT	3 STORIES / 45'	3 STORIES
UNIT SIZE	1,200 (MIN)	1,200
PARKING	NOT REQUIRED	OFF-STREET
ENHANCED OPEN SPACE	35%	56%
TRANSITIONAL BUFFER	NOT REQUIRED	PROVIDED (20')
STREET TREES		PROVIDED
SIDEWALKS		PROVIDED

*POCKET PARK SQUARE FOOTAGE REQUIRED PER ARTICLE 5 OF THE DEKALB COUNTY ZONING ORDINANCE IS 2,000 SQ.FT. FOR THIS PROPOSED DEVELOPMENT THE PROPOSED POCKET PARK IS 10,880 SQ. FT.

*PROPOSED LANDSCAPE STRIPS AND OPEN SPACE SHALL BE DESIGNED AND PERMITTED TO PROVIDE FOR ATTRACTIVE LANDSCAPING PER THE DEKALB COUNTY ORDINANCE.



Magnetic North



*ELEVATIONS PROVIDED AS EXAMPLE ONLY AND SHALL PROVIDE NEUTRAL TONES PER ZONING CONDITIONS.

REV	DATE	DESCRIPTION
ADD	2/26/2021	Zoning Exhibit Plan
ADD	5/14/2021	Zoning Exhibit Comments
ADD	5/14/2021	Zoning Exhibit Comments

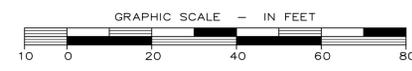
Woodruff Design Associates
 3301 Stewart Lake Road
 Monroe, GA 30655



LAND LOT ---, --- DISTRICT, DEKALB COUNTY, GA
 ZONING EXHIBIT FOR
 JAMIESON PLACE



IF YOU DIG GEORGIA...
 CALL US FIRST!
 811
 IT'S THE LAW



ZONING EXHIBIT
 2/26/2021
 SCALE: 1" = 20'
 JOB: 2021-JCH-02
 ISSUE: B.1
 SHEET --- OF 1



*ELEVATIONS PROVIDED AS EXAMPLE ONLY AND SHALL PROVIDE NEUTRAL TONES PER ZONING CONDITIONS.



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

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

COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER

Case No.: Z-21-1244669

Parcel I.D. #: 18-067-03-011

Address: 3720 Jamieson Place

Clarkston, Georgia

WATER:

Size of existing water main: 6" DI & 8" DI Water Main (adequate/inadequate)

Distance from property to nearest main: Adjacent to Property

Size of line required, if inadequate: N/A

SEWER:

Outfall Servicing Project: Indian Creek Basin

Is sewer adjacent to property: Yes () No (X) If no, distance to nearest line: Approximately 107 feet Southeast of property

Water Treatment Facility: Snaptinger Creek WTF () adequate () inadequate

Sewage Capacity; * (MGPD)

Current Flow: 21.77 (MGPD)

COMMENTS:

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

Sewer capacity restricted Upper Snaptinger
Creek, December 2020 map. DT

Signature: Carlo [Signature]



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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

DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

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

- **Storm Water Management**

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

- **Flood Hazard Area/Wetlands**

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

- **Landscaping/Tree Preservation**

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

- **Tributary Buffer**

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

- **Fire Safety**

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

Zoning Comments 4.19.21

N1. SR 8- GDOT review and permits required prior to DeKalb permitting. GDOT District 7: juhatch@dot.ga/gov Existing curb cut must be modified to come in at a 90 degree angle. Lawrenceville Hwy is a major arterial. Please see Chapter 5 of the Zoning Code and Section 14-190 of the Land Development Code for required infrastructure improvements. Dedicate 50 feet of right of way from centerline OR the amount to include all public infrastructure, whichever greater. Requires bike lanes (or multiuse path), 6-foot sidewalks, streetlights, 10-foot landscape strip.

N2. Private road must be brought up to current standards either as a road or a driveway. We have lots of problem with truck parking in the immediate area (the public part).

N3. Jamieson Place and Market Street both local residential. Please see Chapter 5 of the Zoning Code and Section 14-190 of the Land Development Code for required infrastructure improvements. Dedicate 27.5 feet of right of way from centerline OR the amount to include all public infrastructure, whichever greater. Requires 6-foot sidewalks, streetlights, 6-foot landscape strip. Reviewer will be looking at driveway placement in relationship with the intersection during the development review process- please maximize during design.

N4. No comments

N5. . SR 155- GDOT review and permits required prior to DeKalb permitting. GDOT District 7: juhatch@dot.ga/gov Flat Shoals Parkway is a major arterial. Please see Chapter 5 of the Zoning Code and Section 14-190 of the Land Development Code for required infrastructure improvements. Please be aware of the minimum number of access points for the number of units this road would serve. Complete a traffic signal warrant study at the intersection of Flat Shoals Pkwy at Woodberry Pkwy to include analysis on the number of required exit lanes. Dedicate 50 feet of right of way from centerline OR the amount to include all public infrastructure, whichever greater. Requires bike lanes (or multiuse path), 6-foot sidewalks, streetlights, 10-foot landscape strip.

N6. South Indian Creek Road is classified as a collector street. Please see Chapter 5 of the Zoning Code and Section 14-190 of the Land Development Code for required infrastructure improvements. Dedicate 35 feet of right of way from centerline OR the amount to include all public infrastructure, whichever greater. Requires bike lanes (or multiuse path), 6-foot sidewalks, streetlights, 10-foot landscape strip.

DEKALB COUNTY

Board of Health

04/19/2021

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 Operations, Tourist Accommodations, Body Art Studios, Swimming Pools and Water Parks 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.

DeKalb County Board of Health
445 Winn Way – Box 987
Decatur, GA 30031
404.294.3700 • www.dekalbhealth.net

DEKALB COUNTY

Board of Health

- N.1 Z-21-1244664 18-116-01-031
2382 Lawrenceville Highway, Decatur, GA 30033
Commission District: 4 Super District: 6
Acreage: .81 acres
- Please review general comments.
- N.2 CZ-21-1244668 15-096-02-002,009, -010, & 071, and 15-065-02-04
3138 Snapfinger Road, Decatur GA
Commission District: 5 Super District: 3
Acreage: 6.89 acres
- Please review general comments.
- N.3 Z-21-1244669 18-067-03-011
3720 Jamieson Place, Clarkston, GA
Commission District: 4 Super District: 6
Acreage: .44 acres
- Septic installed October 22,1999
- 1000 gallons
- Please review general comments.
- N.4 SLUP-19-1243861 15-041-01-152
2902 Cedar Trace Drive, Ellenwood, GA 30294
Commission District: 3 Super District: 6
Acreage: .4 acres
- Please see general comments.
- N.5 Z-21-1244671 15-061-03-001
4743 Flat Shoals Pkwy, Decatur, GA 30034
Commission District: 03 Super District: 07
Acreage: 17.52 acres
- Please review general comments.
- N.6 CZ-21-1244672 15-195-08-035
Stone Mountain, GA 30038
Acreage: 1.11 acres
- Septic installed in surrounding area.
- Please review general comments.



N-3

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.: 2-21-1244669 Parcel I.D. #: 18-067-03-011
Address: 3720
JAMESON PLACE
CLARKSTON, GA

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) 6TH 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:

Field and plans reviewed. Found nothing that would disrupt traffic flow.

Signature: [Handwritten Signature]

N3 Z 21 1244669

ZONING MAP



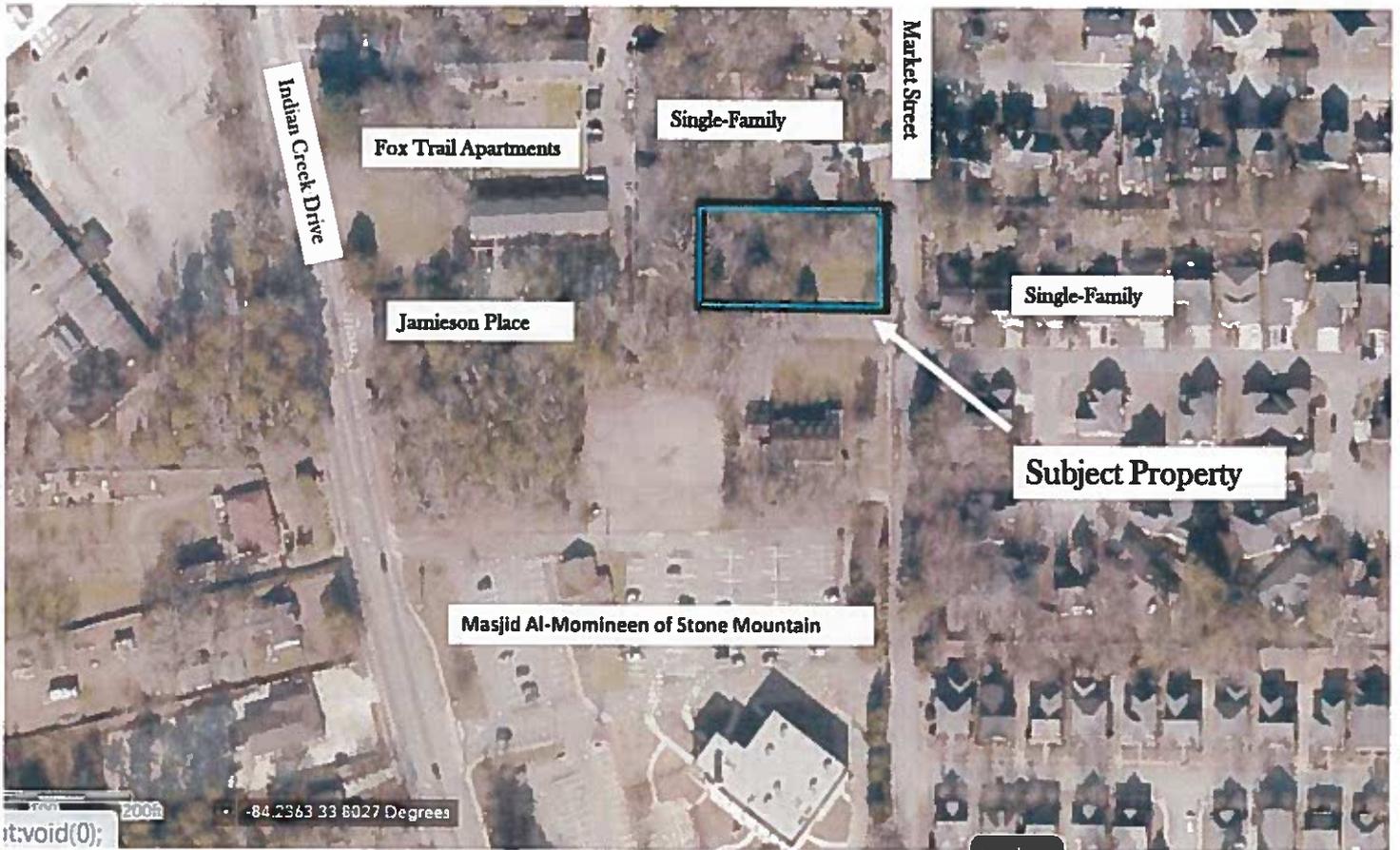
N3 Z 21 1244669

Future Land Use Map



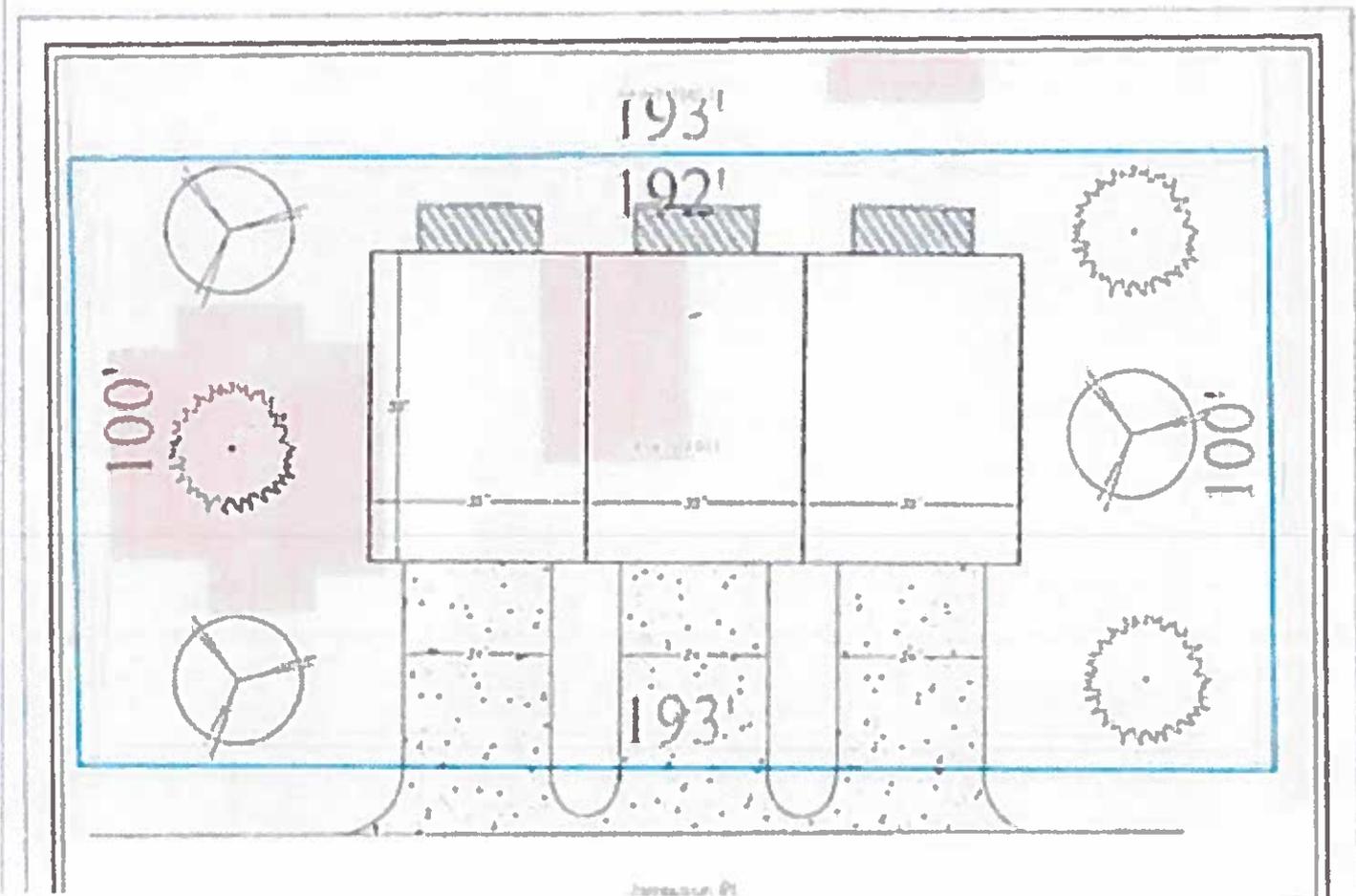
N3 Z 21 1244669

Aerial



N3 Z 21 1244669

SITE PLAN



N13 Z 21 1244669

CONCEPTUAL ELEVATIONS



N13 Z 21 1244669

SITE PHOTO



N3 Z 21 1244669

APPLICATION

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

Date Received: _____ Application No. _____

Applicant Name: Amanda Woodruff

Applicant E-Mail Address: amanda@woodruffda.com

Applicant Mailing Address: 9201 Stewart Lake Road
Marion GA 30055

Applicant Daytime Phone: 404-285-1124 Fax: _____

Owner Name: Jose Ramos (LBM Custom Homes)
If more than one owner, attach list of owners.

Owner Mailing Address: 4181 Lantern Hill Drive Decatur GA
30019

Owner Daytime Phone: 404-285-1124

Address of Subject Property: 3120 Jamison Place
Clarkston GA

Parcel ID#: 18-067-03-11

Acreage: 0.44 ac Commission District 4

Present Zoning District(s): R-85

Proposed Zoning District: RSM

Present Land Use Designation: RESIDENTIAL

Proposed Land Use Designation (if applicable): RESIDENTIAL



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

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

Date Received: _____ Application No: _____

Applicant Name: Amanda Woodruff

Applicant E-Mail Address: amanda@woodruffda.com

Applicant Mailing Address: 3301 Stewart Lake Road
Monroe GA 30655

Applicant Daytime Phone: 404-285-1124 Fax: ---

Owner Name: Jose Ramos (LBM Custom Homes)
If more than one owner, attach list of owners.

Owner Mailing Address: 4181 Lantern Hill Drive Dacula GA

Owner Daytime Phone: 404-285-1124 30019

Address of Subject Property: 3720 Jamison Place
Clarkston GA

Parcel ID#: 18-067-03-11

Acreage: 0.44ac Commission District: 4

Present Zoning District(s): R-85

Proposed Zoning District: RSM

Present Land Use Designation: RESIDENTIAL

Proposed Land Use Designation (if applicable): RESIDENTIAL



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

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

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: Amanda Woodruff Phone: 478-285-1124 Email: amanda@woodruffda.com

Property Address: 3720 Jamison Place

Tax Parcel ID: 18 067 03 011 Comm. District(s): _____ Acreage: .44 (19,166.4 sq. ft.)

Existing Use: 2 mobile (?) homes Proposed Use: townhomes

Supplemental Regs: _____ Overlay District: _____ DRI: _____

Rezoning: Yes No

Existing Zoning: R-85 Proposed Zoning: RSMA Square Footage/Number of Units: ~ 3 units

Rezoning Request: _____

Land Use Plan Amendment: Yes No

Existing Land Use: SUB 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: _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

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 *no site plan presented*

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: Melora Furman Date 1/28/21

Filing Fees

REZONING:	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
LAND USE MAP AMENDMENT		\$500.00
SPECIAL LAND USE PERMIT		\$400.00

Woodruff Design Associates
3301 Stewart Lake Road
Monroe, GA 30655

\$0.510
US POSTAGE

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Monroe, GA 30655

\$0.510
US POSTAGE

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Monroe, GA 30655

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FROM 30655
PERMIT NO. 124
MONROE, GA

Terry Verner
2963 Fantasy Lane
Decatur GA 30032



WOODRUFF
Design Associates

Civil Engineers

Date: February 10, 2021

To: Community Members
Jamieson Place Rezoning Request
Clarkston, GA
DeKalb County

Subject: 3720 Jamison Place Rezoning
Clarkston, GA
DeKalb County

Local Community Members,

I hope this letter finds you well and safe in these times.

This notice is being sent to inform you of our request to rezone the property located at 3720 Jamison Place from R-85 to RSM. The property is currently developed with two existing mobile homes. We are proposing to demolish these structures, and rebuild in their place, 3 townhomes for the lot to serve single family clients.

Given the importance of staying safe and following recommendations for the pandemic, we are planning a Zcom call on Wednesday, February 24th at 7:00pm. If you would like to be included on this call, please contact me so that I may add you to the invitation list.

You may also reach me at any time on my cell phone at 404-285-1124 or by email at amanda@woodruffda.com

Additionally, we mailed informational letters to surrounding property owners (as provided by DeKalb County).

Please contact me anytime with questions or thoughts you may have and thank you.

Sincerely,



Amanda Kathleen Woodruff, P.E.

3301 Stewart Lake Road, Monroe, GA 30655
Phone (404) 530-9218 / Fax (404) 530-9219



WOODRUFF
Design Associates

Civil Engineers

Date: February 10, 2021
To: Dekalb County Zoning Department
Subject: 3720 Jamison Place Rezoning
Clarkston, GA
DeKalb County

To Whom it May Concern,

We are providing this letter of explanation to support our request of the rezoning of the property located at 3720 Jamison Place in Clarkston, Georgia, from its current Zoning Class of R-85 to RSM. We are proposing to redevelop the lot with three townhome units as shown on the included site plan.

This proposed plan is in conformity with the policy and intent of the Comprehensive Plan for this area of Dekalb County and if granted, will allow for a permit that is suitable in view of the use and development of adjacent and nearby properties.

The proposed Zoning of RSM allows for a reasonable economic use for this parcel and will not adversely affect the existing use or usability of adjacent and nearby properties.

The existing use and character of the surrounding area supports the redevelopment of the property as proposed under this request and, if granted, will have no adverse effects to existing historic buildings, sites, districts, or archeological resources.

If granted, the proposed zoning will not create or cause excessive or burdensome use of existing infrastructure, transportation facilities, or schools, and will have no adverse effects on the environment or surrounding natural resources.

We appreciate your consideration of our request.

Please contact me anytime with questions or thoughts you may have and thank you.

Sincerely,

Amanda Kathleen Woodruff, P.E.

3301 Stewart Lake Road, Monroe, GA 30655
Phone (404) 530-9218 / Fax (404) 530-9219

DEPARTMENT OF PLANNING & SUSTAINABILITY

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: 2/22/2021

TO WHOM IT MAY CONCERN:

(I) (WE) Jose Ramos
Name of owner(s)

being (owner) (owners) of the subject property described below or attached hereby delegate authority to

Amanda Kathleen Woodruff
Name of Agent or Representative

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

Notary Public


Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

DEPARTMENT OF PLANNING & SUSTAINABILITY

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 X *

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.

N/A

Notary


Signature of Applicant /Date

Check one: Owner _____ Agent

Expiration Date/ Seal

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

COHEN/DAVID & ASSOCIATES, P.C.
Attorneys at Law
Suite 104 - Building 12
2193 Northlake Parkway
Tucker, Georgia 30084
(404) 493-8445

DeKalb County, Georgia
Real Estate Transfer Tax
Paid \$ 60.00
Date 8-22-90
CLERK, SUPERIOR COURT
By: Penny Howe
Deputy Clerk

WARRANTY DEED

THIS INDENTURE, Made this August 15, 1990, by and between

J. W. DANIEL a/k/a JOHN WESLEY DANIEL

as party or parties of the first part, hereinafter called Grantor, and

MILDRED M. DERRICK

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS-----(\$10.00-----) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of Land lying and being in Land Lot 67 of the 18th District of DeKalb County, Georgia, and being more particularly described as follows:

BEGINNING at the northwest corner of Jamieson Place (formerly known as Forrest Street) and Market Street (formerly known as McLendon Avenue) and running thence west along the north side of Jamieson Place, one hundred ninety-two (192) feet to an alley; thence north along the east side of said alley one hundred (100) feet; thence east one hundred ninety-three (193) feet to the west side of Market Street; thence south along the west side of Market Street one hundred (100) feet to the point of beginning; being improved property known as 3720 Jamieson Place (formerly known as Forrest Street) according to the present system of numbering in DeKalb County, Georgia.

The above being the same property conveyed to J. W. Daniel in warranty deed recorded in Deed Book 1552, page 283, DeKalb County Records.

FILED
AUG 22 1990
DEKALB COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FREE SIMPLE**.

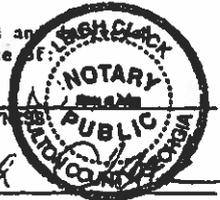
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and in the presence of:

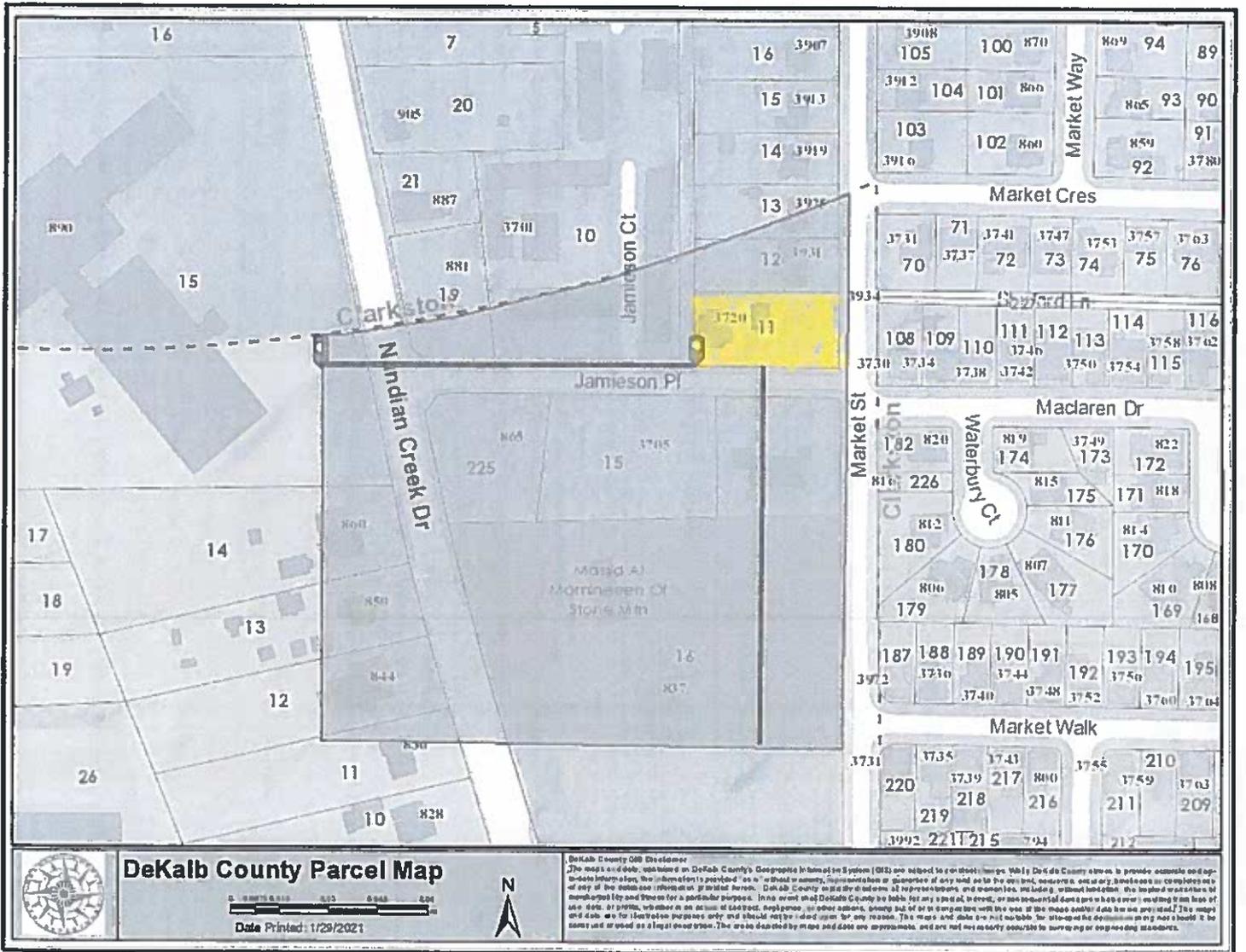
(1) UNOFFICIAL WITNESS

(2) NOTARY PUBLIC



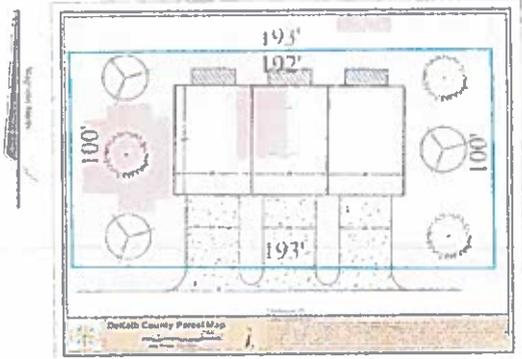
J. W. Daniel (Seal)
J. W. DANIEL a/k/a
JOHN WESLEY DANIEL (Seal)
John Wesley Daniel (Seal)

6776-456





Item	Description
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 811
 FOR THE LINE

WOODRUFF
 Design Associates
 1000 Peachtree Street, N.E.
 Atlanta, GA 30309
 Phone: 404.525.1100
 Fax: 404.525.1101
 www.woodruffdesign.com

ZONING EXHIBIT FOR
 JAY ECHO PLACE


 CITY OF ATLANTA