THE CITY OF STONECREST GEORGIA

PLANNING & ZONING STAFF REPORT

SLUP-21-005

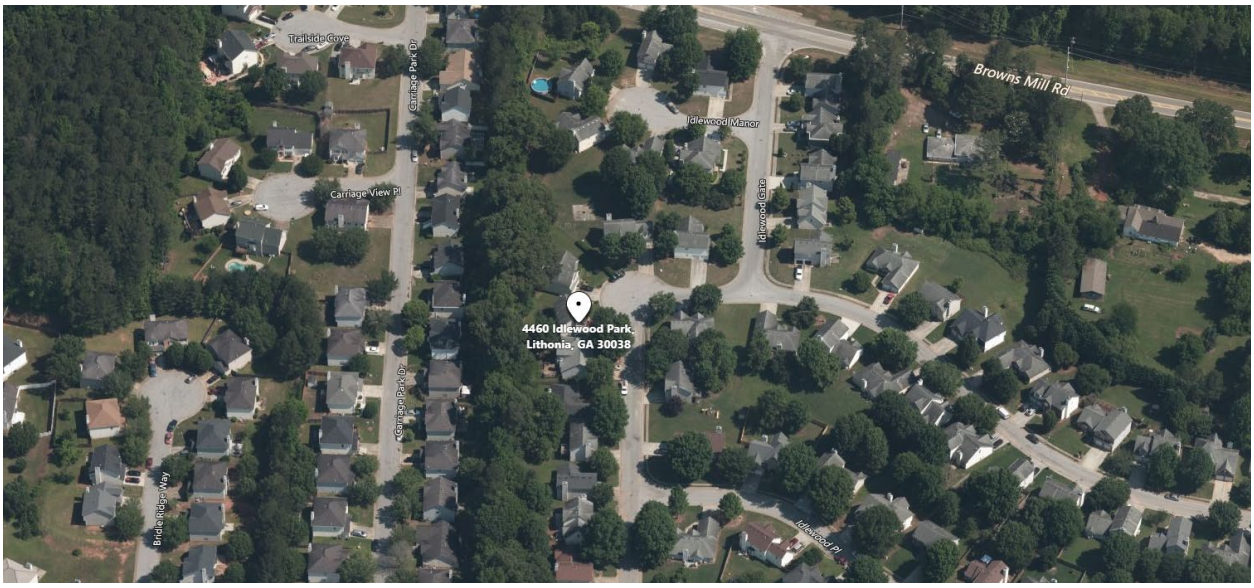
Meeting Date January 24, 2022

GENERAL INFORMATION

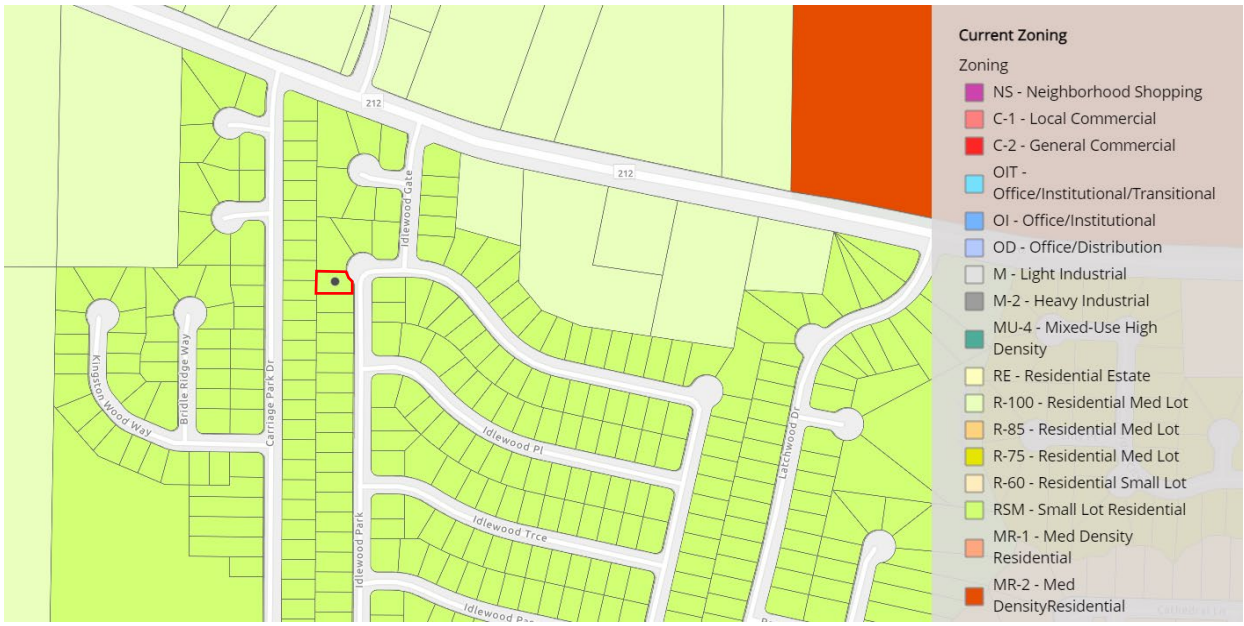
Petition Number:	SLUP-21-005
Applicant:	Courageous Care Home, LLC, c/o Chantelle Morrison, business owner
Property Owner:	Chantelle Morrison
Project Location:	4460 Idlewood Park (Parcel ID 11 251 01 192)
Council District:	District 5– Tammy Grimes
Acreage:	0.2 acres
Existing Zoning:	RSM, Arabia Mountain Conservation Overlay
Proposed Zoning:	Same as existing with a SLUP for an Adult Day Care
Comprehensive Plan Character Area Designation:	Suburban Neighborhood
Proposed Development/Request:	Adult Day Care, less than 6 clients
Staff Recommendations:	**Approval with condition**

Planning Commission Recommendation: Approval with staff recommended condition

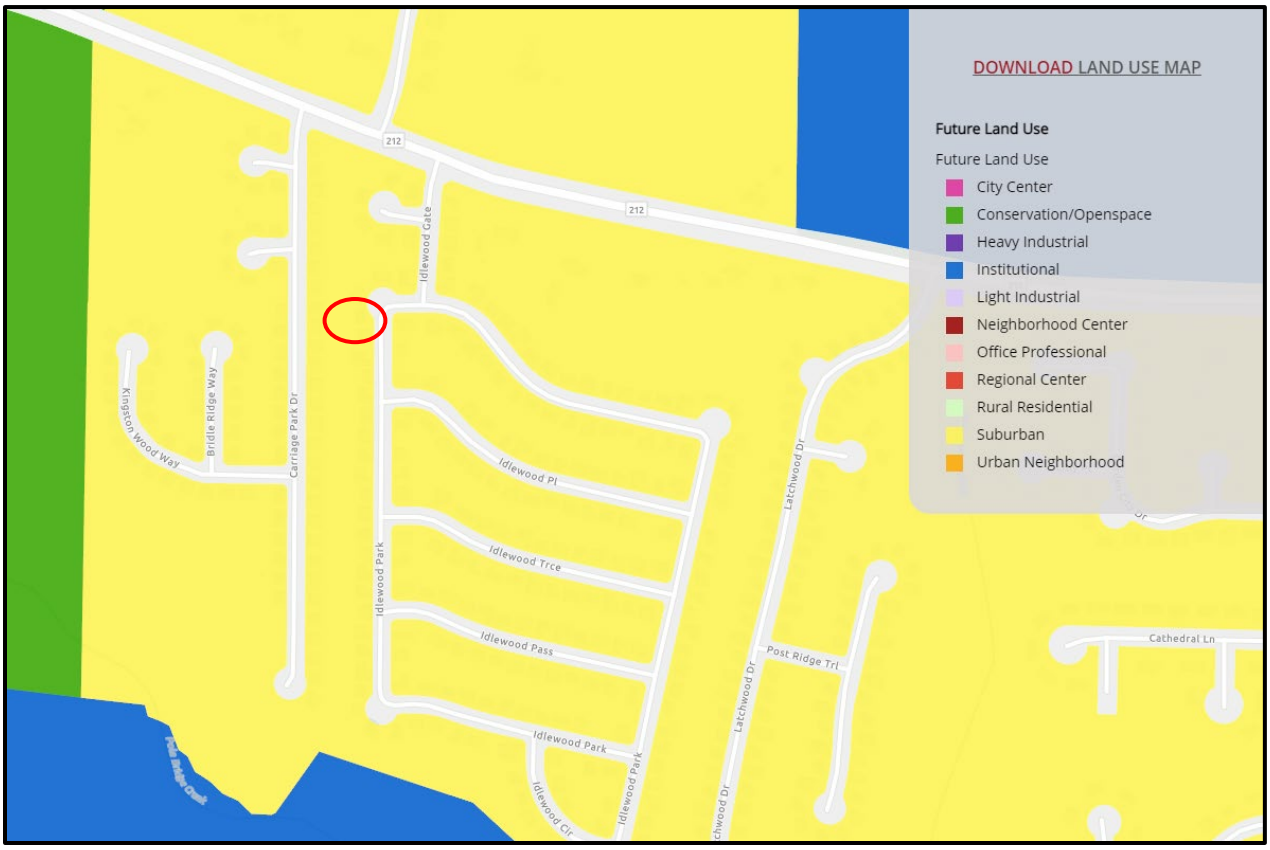
Aerial Map for SLUP-21-005



Zoning Map for SLUP-21-005



Future Land Use Map



PROJECT OVERVIEW

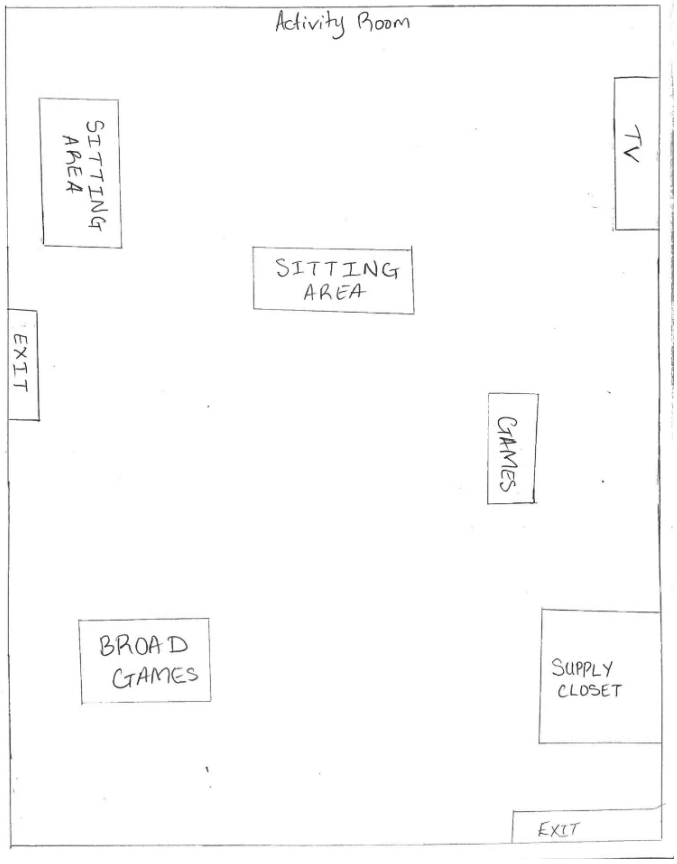
Location

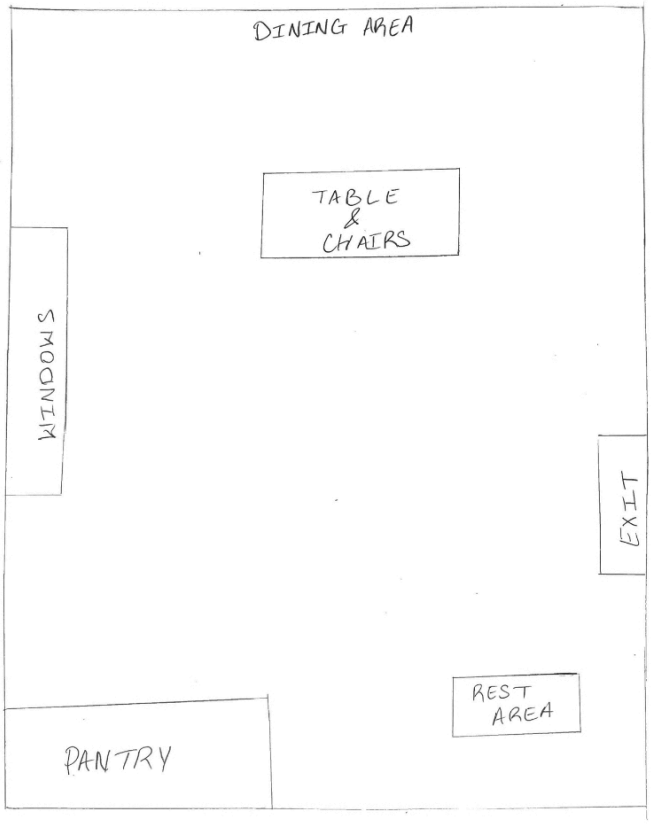
The subject property is located in the Idlewood Crossing Subdivision in a single-family home on a 0.2 acre lot. The property is surrounded by similar homes all within the Residential Small Lot (RSM) zoning designation. Below are photos of the site. The upper row shows the front of the house and side yards. The lower row is the backyard.





On the following page are hand drawn sketches of the two main rooms of the house that will be used for the business.





Background

The Idlewood Crossing subdivision was constructed in 2001 after a March 2000 rezoning of the property from R-100 to RA8, DeKalb Case number CZ-99059. The conditions of the rezoning have no bearing on the request, and can be found in the attachments. As part of a revision of the DeKalb Zoning Ordinance and readoption of their zoning map all properties zoned RA8 were rezoned to RSM.

The applicant is a certified medical assistant with an associates degree in Science for Pre-Nursing, and is seeking to operate an Adult Day Care on the site for less than 6 clients, anticipating just 2 clients

Rezoning Request

Adult Day Care (up to six clients) requires a SLUP according to the Permitted Use Table in Sec. 4.1.3 and is regulated under Section 4.2.5 of the Stonecrest Zoning Ordinance, which states the following:

"Each adult daycare facility shall be subject to the following requirements:

A. All outdoor recreation areas shall be enclosed by a fence or wall not less than four feet in height.
B. Each adult daycare facility shall provide off-street parking spaces as required by the applicable zoning district.
C. No adult daycare facility shall be located within 1,000 feet of another adult daycare facility.
D. No adult daycare facility may be established and operated until a permit to do so has been obtained in accordance with the procedures set forth below.
    1. Permit application. Persons seeking to operate an adult daycare facility in the city must file a permit application with the planning department. Each application shall also be accompanied by the applicant's affidavit certifying the maximum number of adults that will be served simultaneously and that the proposed adult daycare facility will meet and be operated in compliance with all applicable state laws and regulations and with all ordinances and regulations of the city. The planning department may require clarification or additional information from the applicant that is deemed necessary by the city to determine whether the proposed service will meet applicable laws, ordinances and regulations.
    2. Notwithstanding the above provisions, if a proposed adult daycare facility is subject to the requirement that the applicant obtain a certificate of registration from the state department of human resources, and even though the application may have been approved under the provisions of this section, a permit for the operation of such facility shall not be issued until proof has been submitted by the applicant that the certificate of registration has first been obtained from the state."

According to state health facility records there are no other adult day care facilities within 1000 feet of the subject property.

Public Participation

A community planning information meeting was held on November 30 at 6 PM when the proposed Special Land Use Permit was discussed. The meeting was hosted by the City on Zoom and broadcasted on YouTube. No objections to the SLUP were brought up.

STANDARDS OF REZONING REVIEW

Section 7.4.5 of the Stonecrest Zoning Ordinance list eight factors to be considered in a technical review of a zoning case. Each element is listed with staff analysis.

A. Adequacy of the size of the site for the use contemplated and whether or not the adequate land area is available for the proposed use including the 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 city regulations regarding Adult Day Care do not place any minimum size guidelines on the site. By limiting the client size to less than 6, there should be adequate room, though some improvements to the back yard such as fencing will be required.

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

The proposed adult day care for less than six persons are compatible with other single-family residences. There will be no outside physical changes to the existing single-family structure or signage indicating the use.

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

The subject property is in an established single-family residential area; it appears that there are adequate public services, public facilities, and utilities to serve it.

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

The subject property is sited on a local street; the staff believes there will be little or no impact on the public streets or traffic in the area.

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 traffic of the vehicles generated by the proposed use will not adversely impact existing land uses along access routes to the sites.

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 a fire or another emergency.

The existing residential structure on the site is accessed by vehicles via an existing curb cut with a driveway and emergency vehicles can access the site from the existing driveway.

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 may not create an adverse impact upon any adjoining single-family land uses by reason of noise, smoke, odor, dust or vibration,

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.

Per the information submitted with the application, the applicant intends to run a personal care home during the daytime hours and states that it will not create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.

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 operation of adult day care does not affect the adjoining single-family residences. The site will operate basically as a single-family residence with the owner/operator residing on the property.

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.

The proposed use is otherwise consistent with the requirement of the zoning district.

K. Whether the proposed use is consistent with the policies of the comprehensive plan.

The proposed use is consistent with the comprehensive plan housing policy P-3, which encourages the development of services to allow the aging population to age in place.

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 buffers are not required.

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

An adequate refuse area will be provided.

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

Staff believes there is not a compelling reason to limit the special land use duration as the applicant appears to be the only adult day care within the vicinity.

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 adult day care would be in an existing residential structure which is consistent in size, scale, and massing with adjacent surrounding single-family residence in the area.

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

This use will not adversely affect any 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 permits.

The proposed appears to satisfy the requirements contained within the supplemental regulations Sec.4.2.5 for the special land use permits for adult day care, with the exception of backyard fencing. A condition on zoning is recommended to be added to address this.

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.

Adjacent and surrounding residential properties are structures which are the same as the existing residence on the site. There will be no negative shadow impact on any adjoining lot.

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

The proposed use would not conflict with the overall objective of the comprehensive plan, as the Stonecrest Comprehensive plan states the city will encourage the need for adequate care for the elderly.

STAFF RECOMMENDATION

The applicant meets all the criteria for approval. Therefore, staff recommends **APPROVAL** of **SLUP-21-005** with the condition that the backyard be fenced in by at least a six foot high wood privacy fence to allow outdoor recreation opportunities for the clients.

Attachments:

1 – SLUP-21-005 Application

Chantelle Morrison

4460 Idlewood Park

Stonecrest, Ga 30038

Dear City of Stonecrest,

My name is Chantelle Denisha Morrison, owner of property 4460 Idlewood Park, Stonecrest, Ga 30038. I am Certified Medical Assistant with her associate degree in Science for Pre-Nursing. I love to care for the elderly. As a child my aunt had a stroke and I was the one who found her unconscious on the bathroom floor. It is important that our loved ones have the care that they need 24/7. Which is why I would like to transition my home into an Adult Day Care, so they have medical profession taking excellent care of them during the day. I will have available hours such as Monday to Friday from 6am to 5 pm. For any additional information my contact is 770-568-3020.

Best Regards,

Chantelle Morrison

STONECREST

Special Land Use Permit Application

Applicant Information

Name: Courageous Care Home LLC		
Address: 4460 Idlewood Park,	Stonecrest, GA 30038	
Phone: 770 568 3020	Fax:	Email morrisonchantelle54@gmail.com
Owner's Name: Chantelle Morrison		
Owner's Address: 4460 Idlewood Park, Stonecrest, GA 30038		
Phone: 770 568 3020	Fax:	Email

Owner Information

Property Address: 4460 Idlewood Park	Acreage:
Parcel ID:	
Current Zoning Classification:	
Proposed Use of Property: Adult Daycare Facility	

Is this development and/or request seeking any incentives or tax abatement through the City of Stonecrest or any entity that can grant such waivers, incentives, and/or abatements? O Yes ☒ No

Property Information

Property Information: The property located at 4460 Idlewood Park, Stonecrest, GA 30038 is a residential home that will be transformed as an "Adult Daycare Facility".

Affiddavit

To the best of my knowledge, this variance application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Stonecrest Zoning Ordinance.

Applicant's Name: Chantelle Morrison

Applicant's Signature: [signature] Date: 09/14/21

Sworn to and subscribed before me this 14th Day of September 20 21

Notary

Notary Public: Jakeseya Goodall

Signature: [signature]

My Commission Expires: Jan. 2. 2024

☐ Application Fee ☐ Sign Fee ☐ Legal Fee

Fee: $ Payment: ☐ Cash ☐ Check ☐ CC Date:

☐ Approved ☐ Approved with Conditions ☐ Denied Date:

08-03-2017

Property Owner(s)
Notarized Certification

The owner and petitioner acknowledge that this Land Use Petition application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

Property Owner (If Applicable)

Signature: | Date: 09/14/21

Address: 4460 Idlewood Pk | City, State: Stonecrest, GA | Zip: 30038

Phone: 770 568 3090

Sworn to and subscribed before me this 14th day of September, 20 21

Notary Public: JULEEEYA [illegible] Notary Public - State of Georgia DeKalb County My Comm. Expires Jan. 2, 2024

Exp Jan 2, 2024

Property Owner (If Applicable)

Signature: | Date:

Address: | City, State: | Zip:

Phone:

Sworn to and subscribed before me this _____ day of _____, 20_____

Notary Public:

Property Owner (If Applicable)

Signature: | Date:

Address: | City, State: | Zip:

Phone:

Sworn to and subscribed before me this _____ day of _____, 20_____

Notary Public:

Applicant/Petitioner
Notarized Certification

Petitioner states under oath that: (1) he/she is the executor or Attorney-In-Fact under a Power-of- Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").

Applicant / Petitioner	Signature:		Date: 09/14/21
	Address: 4460 Idlewood Park	City, State: Stonecrest, GA	Zip: 30038
	Phone: 770 568 3020		
	Sworn to and subscribed before me this 14th day of September, 20 21		
	Notary Public: JALESEYA GOODALL Notary Public - State of Georgia DeKalb County My Comm. Expires Jan. 2, 2024 Exp Jan 2, 2024		
Attorney / Agent	Signature:		Date:
	Address:	City, State:	Zip:
	Phone:		
	Sworn to and subscribed before me this _____ day of _____, 20_____		
	Notary Public:		

Campaign Disclosure Statement

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to a member of the City of Stonecrest City Council or a member of the City of Stonecrest Planning Commission?

☐ Yes ☒ No

Applicant / Owner	
	Signature:
	Address: 4460 Idlewood Park, Stonecrest GA 30038
	Date: 09/14/2021

If you answered yes above, please complete the following section:

Date	Government Official	Official Position	Description	Amount

2020065841 DEED BOOK 28264 Pg 621
Filed and Recorded: 4/23/2020 4:45:00 PM
Recording Fee: $25.00
Prepared By:
1938367481
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

Return recorded document to:
K.G. Hughes & Associates, LLC
1895 Phoenix Blvd., Suite 260
Atlanta, GA 30349
File# 20-0115

Parcel# 11 251 01 192

STATE OF GEORGIA

COUNTY OF FULTON

QUITCLAIM DEED

THIS INDENTURE MADE THIS 16TH DAY OF April 2020, BY AND BETWEEN

VIVIAN ANN JOHNSON

PARTY(IES) OF THE FIRST PART, HEREINAFTER CALLED GRANTOR, AND

DONALD LEE GATES

PARTY(IES) OF THE SECOND PART, HERINAFTER CALLED GRANTEE.(THE WORDS "GRANTOR" AND "GRANTEE" INCLUDE THEIR RESPECTIVE HEIRS, SUCCESSOR AND ASSIGNES WHERE THE CONTEXT REQUIRES OR PERMITS.)

WITNESSETH THAT: GRANTOR, FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) AND OF THE GOOD AND VALUABLE CONSIDERATIONS IN HAND PAID AT AND BEFOR E THE SEALING AND DELIVERY OF THESE PRESENTS, THE RECEIPTS WHEREOF IS HEREBY ACKNOWLEDGED, BY THESE PRESENTS DOES HEREBY REMISE, CONVEY AND FOREVER **QUITCLAIM** UNTO SAID GRANTEE THE FOLLOWING DESCRIBED PROPERTY:

All that tract or parcel of land lying and being in Land Lot 251, 11th District of DeKalb County, Georgia, being shown as Lot 10, Block A, Idlewood Crossing, as per Plat recorded in Plat Book 121, Pages 20-21 and revised at Plat Book 121, Pages 104-109, DeKalb County, Georgia Records, which Plats are by reference incorporated herein and made a part hereof.

TO HAVE AND TO HOLD THE SAID DESCRIBED PREMISES TO GRANTEE, SO THAT NEITHER GRANTOR NOR ANY PERSON OR PERSONS CLAIMING UNDER GRANTOR SHALL AT ANY TIME, BY ANY MEANS OR WAYS, HAVE, CLAIM OR DEMAND ANY RIGHT TO TITLE TO SAID PREMISES OR APPURTENANCES, OR ANY RIGHTS THEREOF.

IN WITNESS WHEREOF, THE GRANTOR HAS SIGNED AND SEALED THIS DEED, THE DAY AND YEAR FIRST ABOVE WRITTEN.

Signed, sealed and delivered in the presence of:

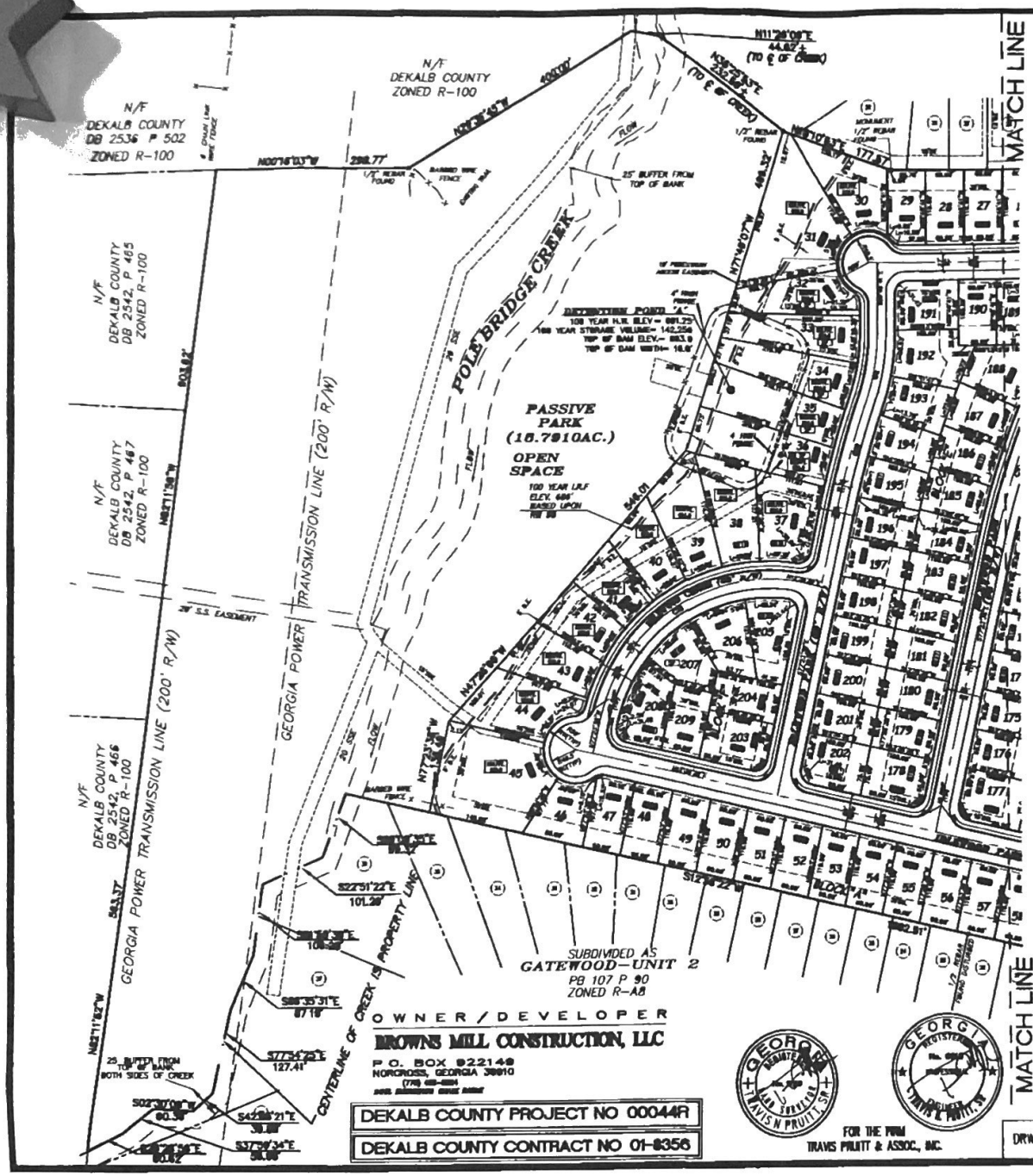
UNOFFICIAL WITNESS

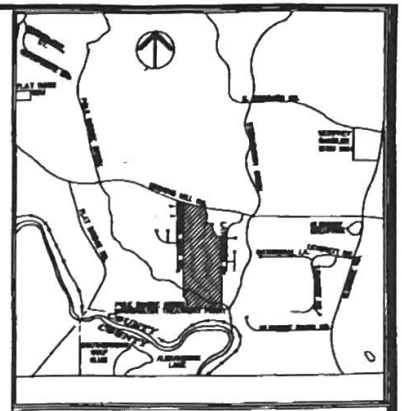
VIVIAN ANN JOHNSON

NOTARY PUBLIC
MY COMMISSION EXPIRES

K G HUGHES
NOTARY PUBLIC
MY COMMISSION EXPIRES
OCTOBER 08, 2020
HENRY COUNTY, GEORGIA

Deed Book 28264 Pg 621





LOCATION MAP
not to scale / ref aero atlas

Magnetic North

LEGEND

	POWER POLE
	POWER POLE W/LIGHT
	FIRE HYDRANT
	WATER METER
	WATER VALVE
—P&T—	OVERHEAD POWER & TELEPHONE LINE
—G"G—	GAS LINE (APPROXIMATE LOCATION)
—6"W—	WATER LINE (APPROXIMATE LOCATION)
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
AE	ACCESS EASEMENT
BSL	BUILDING SETBACK LINE
+	12,000 SQ. FT LOT
++	REDUCED LOT FRONTAGE
LL	LAND LOT
R/W	RIGHT-OF-WAY
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
RDH	RECORD DISTANCE HELD
N/F	NOW OR FORMERLY
IPF	IRON PIN FOUND
BC	BACK OF CURB
CL	CENTERLINE
POB	POINT OF BEGINNING
	STREET ADDRESS
C13	CURVE NUMBER
	LIMITED ACCESS

Plat Book 121 Pg 164
Filed and Recorded Jul-16-2001 09:56am
2001-0066214
Linda Carter
Clerk of Superior Court, DeKalb Cty, Ga.

Plat Book 121 Pg 165
Filed and Recorded Jul-16-2001 09:56am
2001-0066215
Linda Carter
Clerk of Superior Court, DeKalb Cty, Ga.

FINAL PLAT of

IDLEWOOD CROSSING

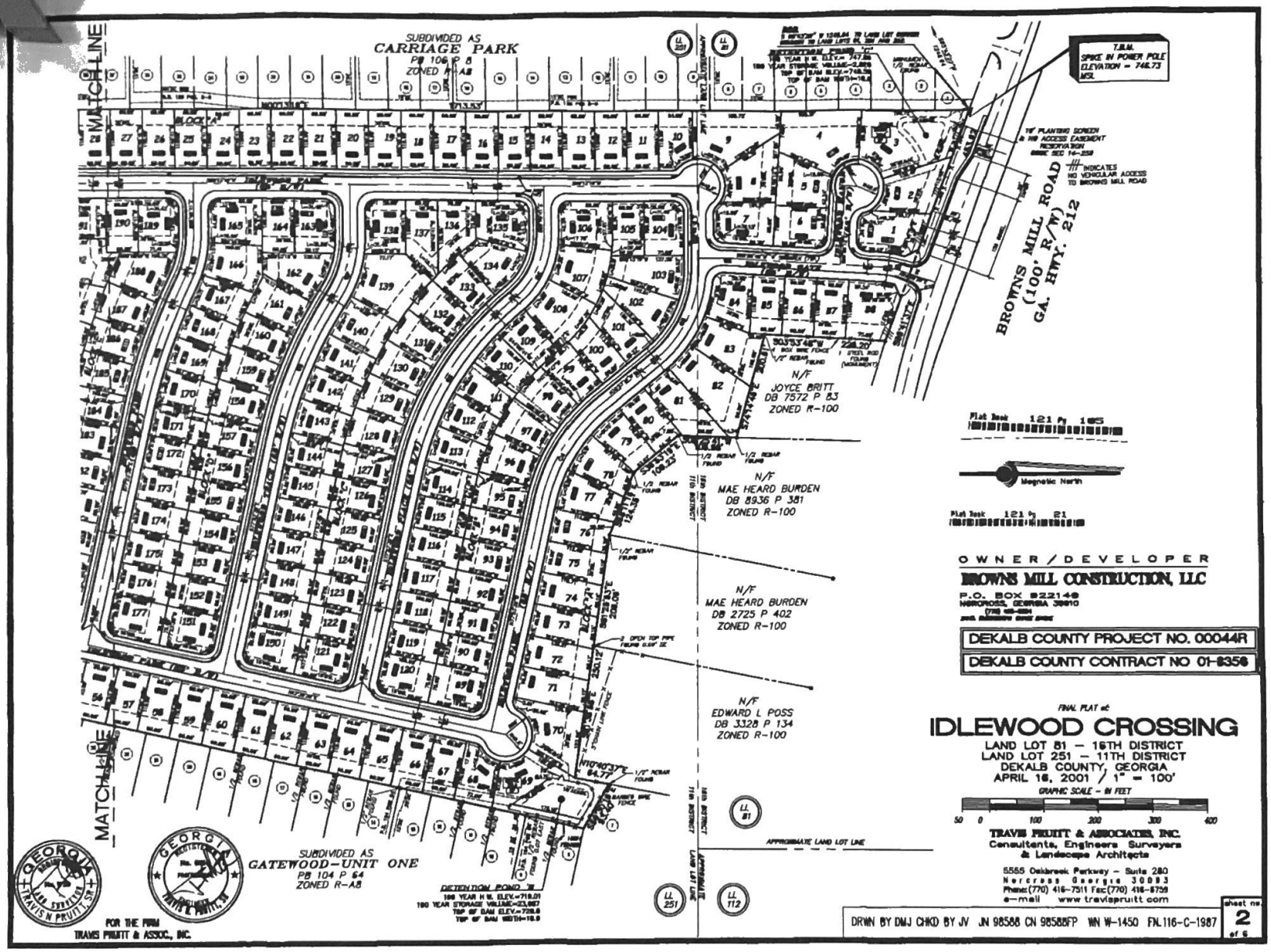
LAND LOT 81 – 18TH DISTRICT
LAND LOT 251 – 11TH DISTRICT
DEKALB COUNTY, GEORGIA
APRIL 16, 2001 / 1" = 100'

GRAPHIC SCALE – IN FEET
50 0 100 200 300 400

TRAVIS PRUITT & ASSOCIATES, INC.
Consultants Engineers, Surveyors
& Landscape Architects
5555 Oakbrook Parkway – Suite 280
Norcross Georgia 30093
Phone (770) 416-7511 Fax (770) 416-6759
e-mail www.travispruitt.com

DRWN BY DMJ CHKD BY JV JN 98588 CN 98588FP WN W-1450 FN 116-C-1987

sheet no. 1 of 5


SUBDIVIDED AS
CARRIAGE PARK
PB 106 P 8
ZONED R-A8
MATCH LINE
BROWNS MILL ROAD
(100' R/W)
GA. HWY. 212
T.B.M.
SPIKE IN POWER POLE
ELEVATION = 746.73
MSL
N/F
JOYCE BRITT
DB 7572 P 83
ZONED R-100
N/F
MAE HEARD BURDEN
DB 8936 P 381
ZONED R-100
N/F
MAE HEARD BURDEN
DB 2725 P 402
ZONED R-100
N/F
EDWARD L POSS
DB 3328 P 134
ZONED R-100
SUBDIVIDED AS
GATEWOOD-UNIT ONE
PB 104 P 64
ZONED R-A8
DETENTION POND "B"
APPROXIMATE LAND LOT LINE
Magnetic North
Plat Book 121 Pg 165
Plat Book 121 Pg 21
OWNER/DEVELOPER
BROWNS MILL CONSTRUCTION, LLC
P.O. BOX 922149
NORCROSS, GEORGIA 30010
DEKALB COUNTY PROJECT NO. 00044R
DEKALB COUNTY CONTRACT NO 01-8356
FINAL PLAT of
IDLEWOOD CROSSING
LAND LOT 81 – 16TH DISTRICT
LAND LOT 251 – 11TH DISTRICT
DEKALB COUNTY, GEORGIA
APRIL 16, 2001 / 1" = 100'
GRAPHIC SCALE – IN FEET
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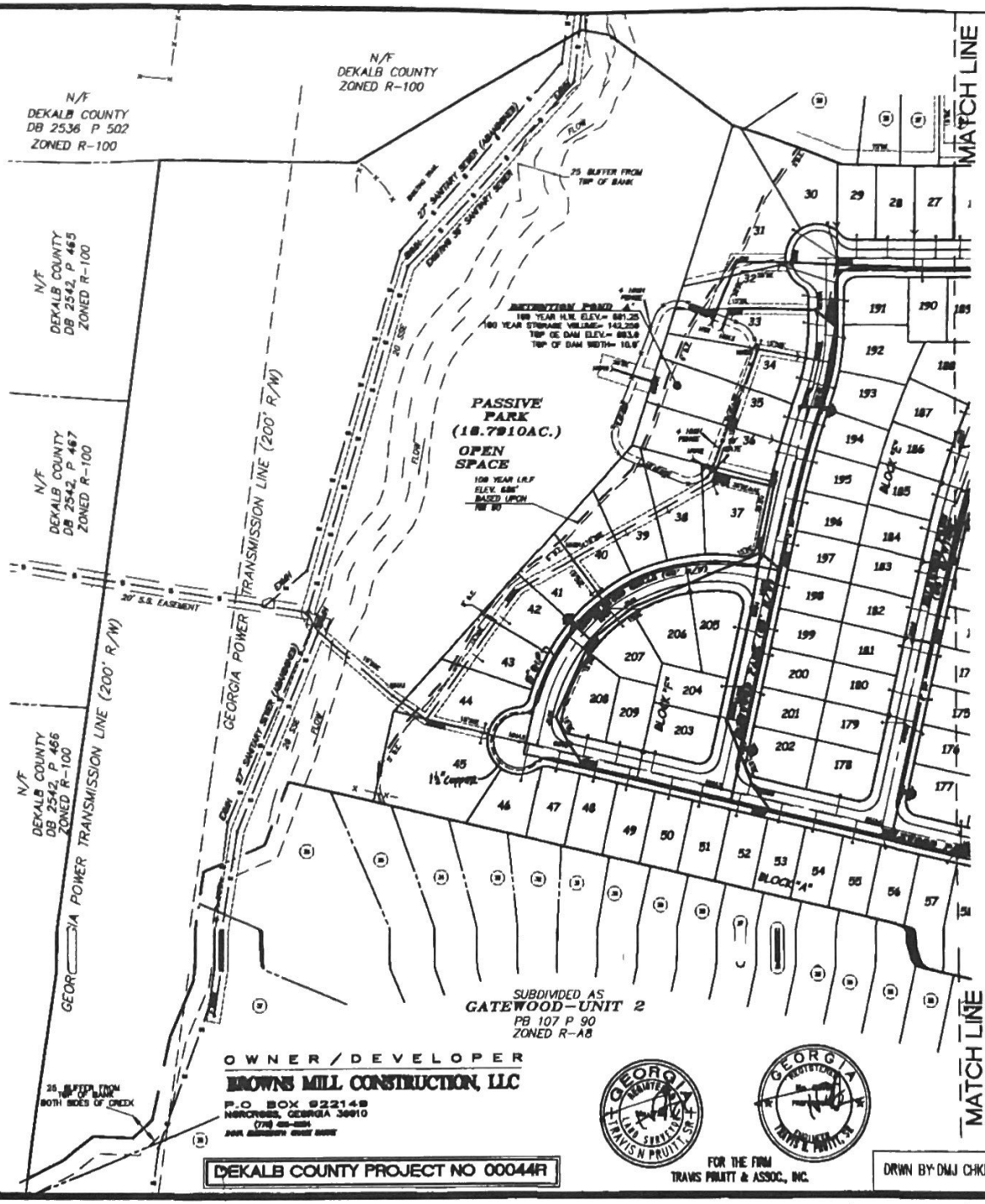
5555 Oakbrook Parkway – Suite 280
Norcross Georgia 30093
Phone:(770) 416-7511 Fax:(770) 416-8725
e-mail www.travispruitt.com
GEORGIA REGISTERED LAND SURVEYOR TRAVIS N. PRUITT, SR.
GEORGIA REGISTERED LAND SURVEYOR TRAVIS L. PRUITT, JR.
FOR THE FIRM
TRAVIS PRUITT & ASSOC., INC.
DRWN BY DMJ CHKD BY JV JN 98588 CN 98588FP WN W-1450 FN.116-C-1987
sheet no. 2 of 5



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CL	CENTERLINE
POB	POINT OF BEGINNING
	DRAINAGE/ROUND INLET
	HEADWALL
	MANHOLE
	JUNCTION BOX
	CATCH BASIN
	DROP INLET
—S—	SANITARY SEWER LINE
—8"W—	WATER LINE (DUCTILE IRON)
—1 5"W—	WATER LINE (COPPER)
	STORM SEWER LINE
	MINIMUM FINISHED FLOOR ELEVATION

Magnetic North

Plat Book 121 Pg 106

FINAL PLAT of

IDLEWOOD CROSSING

LAND LOT 81 – 16TH DISTRICT

LAND LOT 251 – 11TH DISTRICT

DEKALB COUNTY, GEORGIA

APRIL 16, 2001 / 1" = 100'

GRAPHIC SCALE – IN FEET

50 0 100 200 300 400

TRAVIS PRUITT & ASSOCIATES, INC.
Consultants, Engineers, Surveyors
& Landscape Architects

5555 Oakbrook Parkway – Suite 280
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Phone:(770) 416-7511 Fax:(770) 416-6758
e-mail www.travisprutt.com

OWNER/DEVELOPER

BROWNS MILL CONSTRUCTION, LLC

P.O BOX 922149
NORCROSS, GEORGIA 30010
(770) [illegible]

GEORGIA REGISTERED LAND SURVEYOR TRAVIS N. PRUITT, SR.

GEORGIA REGISTERED ENGINEER TRAVIS N. PRUITT, SR.

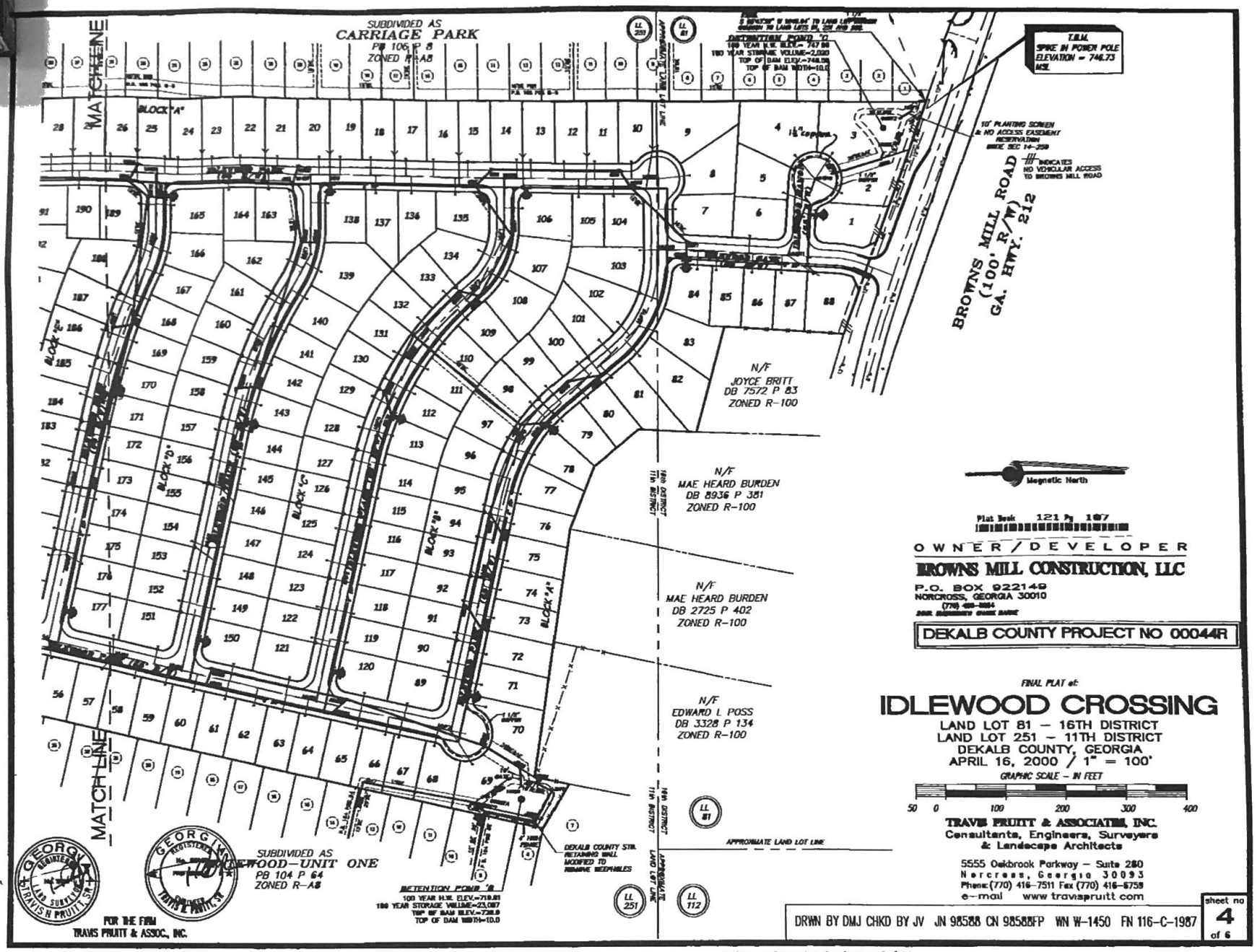
FOR THE FIRM
TRAVIS PRUITT & ASSOC., INC.

DEKALB COUNTY PROJECT NO 00044R

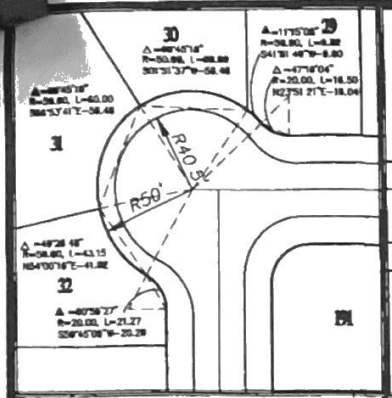
DRWN BY DMJ CHKD BY JV JN 98588 CN 98588FP WN W-1450 FN 116-C-1987

sheet no. 3 of 6

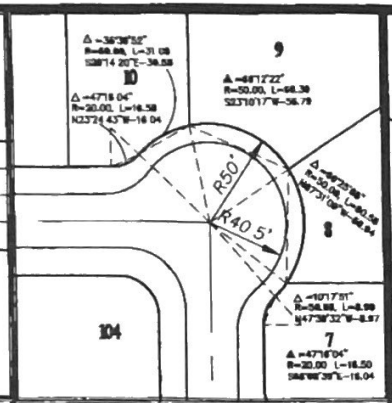
DEKALB COUNTY CONTRACT NO



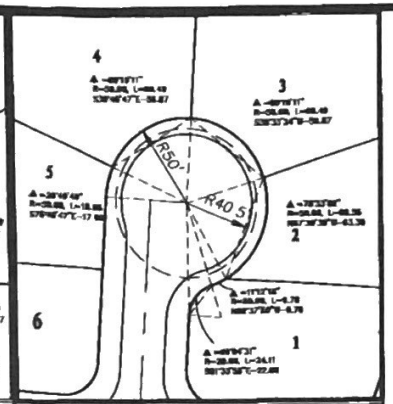
DEKALB COUNTY CONTRACT NO



IDLEWOOD PARK (65' R/W)
CUL - DE - SAC DETAIL
not to scale



IDLEWOOD PARK (65' R/W)
CUL - DE - SAC DETAIL
not to scale



IDLEWOOD PARK MANOR (65' R/W)
CUL - DE - SAC DETAIL
not to scale

This map or plat has been calculated for closure and is found to be accurate within 1 foot in 402,637 feet.

This plat has been prepared using a theodolite reading directly to 1 second and an electronic distance measuring device reading directly to 1 one thousandth of a foot.

The field data upon which this map or plat is based has a closure precision of (1) foot in 12,539 feet and an angular error of 3 seconds per angle point, and was adjusted using compass rule.

Information regarding the location, size, character and location of existing underground utilities and structures is shown hereon. There is no warranty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information.

FLOOD HAZARD NOTE

Portions of the property do lie within a 100 year flood plain as are defined by the F.E.M.A. Flood Insurance Rate Map of DEKALB COUNTY, GEORGIA, Community Panel Number 13089 0059 H, dated May 7 1981

I.R.F. BENCHMARK

PM #4 ELEV=771.66 Top of iron pin in centerline of dam at right side of spillway of Arabia Lake

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Travis Pruitt & Associates, Inc.

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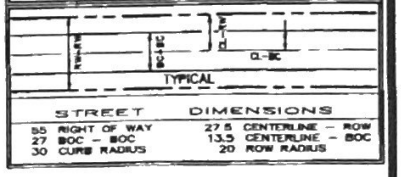
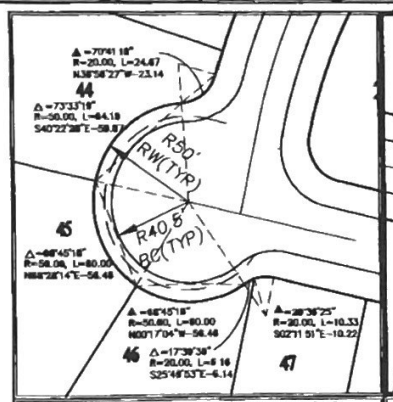


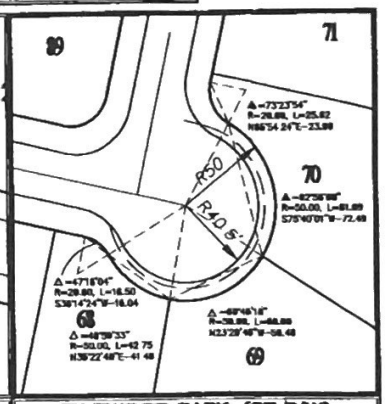
STREET	DIMENSIONS	
65	RIGHT OF WAY	27.5 CENTERLINE - ROW
27	BOC - BOC	13.5 CENTERLINE - BOC
30	CURB RADIUS	20 ROW RADIUS

LOT AREA CHART

LOT NO./BLOCK	PHASE NO./SECTION	LOT AREA SQ. FT.	LOT NO./BLOCK	PHASE NO./SECTION	LOT AREA SQ. FT.	LOT NO./BLOCK	PHASE NO./SECTION	LOT AREA SQ. FT.	LOT NO./BLOCK	PHASE NO./SECTION	LOT AREA SQ. FT.
1 A	78.81	9259	53 A	60.00	6600	105 B	60.00	6630	157 D	60.00	6130
2 A	86.67	9041	54 A	60.00	6600	106 B	62.67	6418	158 D	61.41	6347
3 A	95.00	10023	55 A	60.00	6600	107 B	75.00	6600	159 D	61.41	6347
4 A	84.00	14562	56 A	60.00	6600	108 B	61.18	6618	160 D	61.41	6347
5 A	60.00	6630	57 A	60.00	6600	109 B	64.17	6274	161 D	71.74	7487
6 A	75.00	7414	58 A	60.00	6600	110 B	66.31	6263	162 D	60.63	6396
7 A	75.00	8000	59 A	60.00	6600	111 B	66.31	6263	163 D	75.00	7394
8 A	73.12	8411	60 A	60.00	6600	112 B	66.31	6263	164 D	60.00	6600
9 A	60.53	13281	61 A	60.00	6600	113 B	66.31	6263	165 D	62.46	6388
10 A	64.00	6300	62 A	60.00	6600	114 B	64.21	6278	166 D	66.44	7067
11 A	60.00	6600	63 A	60.00	6600	115 B	60.00	6600	167 D	61.74	6488
12 A	60.00	6600	64 A	60.00	6600	116 B	60.00	6600	168 D	63.04	6124
13 A	60.00	6600	65 A	60.00	6600	117 B	60.00	6600	169 D	63.04	6124
14 A	60.00	6600	66 A	60.00	6600	118 B	60.00	6600	170 D	63.04	6124
15 A	60.00	6600	67 A	60.00	6600	119 B	60.00	6600	171 D	61.28	6948
16 A	60.00	6600	68 A	71.27	7188	120 B	75.00	7414	172 D	60.00	6600
17 A	60.00	6600	69 A	66.76	10000	121 C	75.00	7414	173 D	60.00	6600
18 A	60.00	6600	70 A	116.00	10000	122 C	60.00	6600	174 D	60.00	6600
19 A	60.00	6600	71 A	60.00	7974	123 C	60.00	6600	175 D	60.00	6600
20 A	60.00	6600	72 A	60.00	7640	124 C	60.00	6600	176 D	60.00	6600
21 A	60.00	6600	73 A	60.00	7388	125 C	60.00	6600	177 D	75.00	7414
22 A	60.00	6600	74 A	60.00	7138	126 C	60.00	6600	178 E	75.00	7414
23 A	60.00	6600	75 A	60.00	6576	127 C	60.70	6187	179 E	60.00	6600
24 A	60.00	6600	76 A	60.00	6604	128 C	62.82	6402	180 E	60.00	6600
25 A	60.00	6600	77 A	72.27	7395	129 C	62.82	6402	181 E	60.00	6600
26 A	60.00	6600	78 A	73.00	7256	130 C	62.82	6402	182 E	60.00	6600
27 A	60.00	6600	79 A	66.71	6875	131 C	62.82	6402	183 E	60.00	6600
28 A	60.00	6600	80 A	60.00	6614	132 C	62.82	6402	184 E	66.43	6107
29 A	60.00	6300	81 A	66.74	6801	133 C	62.82	6402	185 E	61.00	6300
30 A	72.77	11169	82 A	65.11	10007	134 C	60.00	7326	186 E	61.00	6300
31 A	56.76	22301	83 A	65.11	9767	135 C	60.63	8653	187 E	64.75	6944
32 A	60.00	16240	84 A	75.49	7001	136 C	76.00	7326	188 E	92.30	6002
33 A	60.40	11519	85 A	60.00	6600	137 C	60.00	7642	189 E	75.00	7372
34 A	60.70	11801	86 A	60.00	6600	138 C	75.00	7437	190 E	60.00	6600
35 A	60.00	14134	87 A	60.00	6600	139 C	94.43	13884	191 E	75.00	7414
36 A	60.67	14292	88 A	60.00	6675	140 C	60.00	6600	192 E	73.17	8074
37 A	61.76	11386	89 A	75.00	7414	141 C	64.11	6169	193 E	62.04	6706
38 A	64.29	11887	90 A	60.00	6600	142 C	64.11	6169	194 E	62.42	6600
39 A	64.25	12277	91 A	60.00	6600	143 C	64.11	6169	195 E	62.42	6600
40 A	64.00	9169	92 A	60.00	6600	144 C	61.42	6600	196 E	60.00	6600
41 A	64.00	7821	93 A	60.00	6600	145 C	60.00	6600	197 E	60.00	6600
42 A	64.25	7175	94 A	60.00	6600	146 C	60.00	6600	198 E	60.00	6600
43 A	64.30	6929	95 A	61.33	6319	147 C	60.00	6600	199 E	60.00	6600
44 A	66.70	12072	96 A	63.53	6945	148 C	60.00	6600	200 E	60.00	6600
45 A	71.44	22383	97 A	63.42	6945	149 C	60.00	6600	201 E	60.00	6600
46 A	60.00	6600	98 A	63.53	6945	150 C	75.00	7414	202 E	75.00	7414
47 A	60.00	6600	99 A	62.14	6626	151 D	75.00	7414	203 E	75.00	7700
48 A	60.00	6600	100 B	60.00	6373	152 D	60.00	6600	204 E	60.00	6378
49 A	60.00	6600	101 B	64.07	7427	153 D	60.00	6600	205 E	78.74	8016
50 A	60.00	6600	102 B	75.00	6000	154 D	60.00	6600	206 E	66.06	7637
51 A	60.00	6600	103 B	77.17	8612	155 D	60.00	6600	207 E	62.00	6913
52 A	60.00	6600	104 B	75.00	7414	156 D	60.00	6600	208 E	75.00	7953
									209 E	60.00	6300



IDLEWOOD CIRCLE (65' R/W)
CUL - DE - SAC DETAIL
not to scale



IDLEWOOD PARK (65' R/W)
CUL - DE - SAC DETAIL
not to scale

AREA SUMMARY

AREA IN LOTS = 1,562 491 Sq. Ft or 35.8698 Acres
AREA IN R/W = 471 421 Sq Ft or 10.8223 Acres
OPEN SPACE = 818,540 Sq Ft or 18.7910 Acres

TOTAL AREA = 2,852,452 Sq Ft or 65.4833 Acres
DENSITY: 3.19 UNITS PER ACRE

Magnetic North

Plat Book 121 Pg 186

FLOOD PLAIN CHART

LOT #	LOT AREA OUT OF FP
30	8,391 Sq. Ft.
31	26,38 Sq. Ft.
32	8,337 Sq. Ft.
33	10,297 Sq. Ft.
34	10,888 Sq. Ft.
35	13,974 Sq. Ft.
36	13,801 Sq. Ft.
38	22,619 Sq. Ft.
39	18,235 Sq. Ft.
40	7,669 Sq. Ft.
41	7,128 Sq. Ft.
42	7,879 Sq. Ft.
43	8,727 Sq. Ft.
44	10,527 Sq. Ft.
45	21,333 Sq. Ft.

CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD
C1	16°24'34"	150.00	21.83	42.96	S12°08'08"W - 42.81
C2	03°40'28"	300.00	9.62	19.24	S02°03'34"W - 19.24
C3	56°53'22"	222.50	105.88	197.82	N64°20'00"W - 191.19
C4	38°30'15"	327.50	114.39	220.08	S58°08'28"E - 215.98
C5	50°32'29"	150.00	71.35	133.19	N64°20'26"W - 128.86
C6	38°29'27"	582.50	203.37	391.32	S58°08'50"E - 384.00
C7	32°47'12"	200.00	58.64	114.45	N73°23'05"W - 112.88
C8	20°24'09"	837.50	150.71	298.23	S87°11'34"E - 296.65
C9	25°54'48"	200.00	46.08	90.57	N76°48'17"W - 89.80
C10	13°33'46"	1082.50	128.81	256.61	S70°38'46"E - 256.00
C11	19°34'53"	300.00	51.77	102.53	N78°58'15"W - 102.03
C12	67°11'50"	1347.50	84.75	168.27	S73°47'43"E - 168.16
C13	90°00'00"	270.00	270.00	424.12	S33°23'38"E - 381.84

FINAL PLAT of

IDLEWOOD CROSSING

LAND LOT 81 - 16TH DISTRICT
LAND LOT 251 - 11TH DISTRICT
DEKALB COUNTY, GEORGIA
APRIL 16, 2001

TRAVIS PRUITT & ASSOCIATES, INC.
Consultants Engineers, Surveyors
& Landscape Architects
5555 Oakbrook Parkway - Suite 280
Norcross Georgia 30093
Phone:(770) 416-7511 Fax:(770) 416-6758
e-mail www.travispruitt.com

GEORGIA REGISTERED LAND SURVEYOR No. 2419 TRAVIS N. PRUITT, JR.

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 15822 TRAVIS N. PRUITT, JR.

FOR THE FIRM
TRAVIS PRUITT & ASSOC., INC.

OWNER/DEVELOPER

BROWNS MILL CONSTRUCTION, LLC

P.O. BOX 922149
NORCROSS, GEORGIA 30010
(770) 409-0004
DAVE BROWN CONTACT

DEKALB COUNTY PROJECT NO 00044R

DRWN BY DMJ CHKD BY JV JN 98/588 CN 98588FP WN W-1450 FN 116-C-1987

sheet no. 5 of 5

DEKALB COUNTY CONTRACT NO

I the undersigned, hereby state that all lots shown on the plat for the project known as

IDLEWOOD CROSSING

lying in land lots 51 & 201 of the 11th & 18th districts, DeKalb County, Georgia are provided with sanitary sewer facilities.

This the 22 day of May, 2001

BROWNS MILL CONSTRUCTION, LLC (OWNER)

By: _____ Contractor

I certify that this plat has been approved by all affected departments and complies with all zoning, environmental and subdivision requirements.

This 22 day of May, 2001

Director of Public Works
DeKalb County Georgia

I certify that the developer has complied with the potable water requirements and the sanitary sewer requirements of the County.

This 22 day of May, 2001

Associate Director of Public Works
Water and Sewer

ENGINEERS' AND OWNERS' ACKNOWLEDGEMENTS

In my opinion, this plat is a correct representation of the land platted and has been prepared in compliance with the minimum standards and requirements of law.

Travis N. Pruitt, Jr., President — No. 1729
Member, Georgia Association Registered Land Surveyors — Reg. C.E. No. 8810
For the Firm of Travis Pruitt & Associates, INC.

BROWNS MILL CONSTRUCTION, LLC.

The owner of the land shown on this plat and whose name is subscribed hereto, acknowledges that this plat was made from an actual survey, and for value received the sufficiency of which is hereby acknowledged, do hereby convey all streets and rights-of-way, water mains and sewer lines shown hereon in fee simple to DeKalb County, and further dedicate to the use of the public forever all alleys, parks, watercourses, drains, easements and public places shown hereon for the purposes and considerations herein expressed. In consideration of the approval of this development plan and other valuable considerations, the owner further releases and holds harmless DeKalb County from any and all claims, demages or demands arising on account of the design, construction and maintenance of the property shown hereon, on account of the roads, fills, embankments, ditches, cross drains, culverts, water mains, sewer lines, and bridges within the proposed rights-of-way and easements shown and on account of inadequate tile collection and discharge of surface water or the changing of drainage patterns.

The owner warrants that he owns fee simple title to the property shown hereon and DeKalb County shall not be liable to him, his heirs, successors or assigns for any damages resulting from the construction or maintenance of cross drain culverts, streets, sidewalks, curbs or gutters, the changing of courses of drainage flow from natural creeks and rivers, surface waters and any other damages. Further warrant that I have the right to sell and convey the land shown and do hereby bind myself and owners subsequent in title to defend the warranties.

All platted lots on this plat are included in a special taxing district for the maintenance of storm water retention facilities required because of this development.

IN WITNESS WHEREOF I have hereunto set my hand this 16 day of May, 2001

WITNESS: _____ NOTARY PUBLIC

BROWNS MILL CONSTRUCTION, LLC
OWNER (CORPORATE SEAL)
BY: _____
President
CHASE BARKE

This plat has been submitted-based-accepted by the Chief Executive Officer of DeKalb County, Georgia and has been approved as required by state law and county codes and ordinances, conditions precedent to recording in the superior court of this circuit.

Dated this 24 day of May, 2001

DEKALB COUNTY
CONTRACT #_____

By Director: Vernon Jones
Chief Executive Officer
DeKalb County, Georgia

(SEAL)

ZONING CONDITIONS: RA-5 (CZ-99059)

1. THE SUBDIVISION WILL BE DEVELOPED IN ACCORDANCE WITH THE SITE PLAN DATED JANUARY 5, 1999, WHICH HAS BEEN PREVIOUSLY SUBMITTED TO THE PLANNING DEPARTMENT
2. THE SUBDIVISION WILL CONTAIN NO MORE THAN FOUR LOTS PER ACRE.
3. THE APPROXIMATE TWENTY ACRES SHOWN ON THE PLAT AS A PARK WILL BE MAINTAINED AS A PASSIVE PARK FOR USE BY RESIDENTS OF THE SUBDIVISION
4. MINIMUM HOUSE SIZE WILL BE 1800 SQUARE FEET
5. ALL FRONT YARDS WILL BE SODDED.
6. THE FRONT FACADES OF ALL HOUSES WILL BE BRICK OR STUCCO.
7. ALL HOUSES WILL HAVE DOUBLE GARAGES.
8. SIDEWALKS WILL BE CONSTRUCTED ON ONE SIDE OF ALL INTERIOR STREETS OF THE SUBDIVISION.
9. UNDERGROUND UTILITIES WILL BE PROVIDED THROUGHOUT THE SUBDIVISION.
10. THE FLOOD PLAIN AREA WILL REMAIN UNDISTURBED EXCEPT FOR UTILITY OR DETENTION FACILITIES.
11. THERE WILL BE PUBLIC STREETS THROUGHOUT THE SUBDIVISION
12. THE DEVELOPER SHALL ESTABLISH A MANDATORY HOMEOWNERS' ASSOCIATION TO OWN AND MAINTAIN A COMMUNITY RECREATION AREA AND ENTRANCE MONUMENT SIGN.
13. THE DEKALB COUNTY TREE ORDINANCE SHALL BE OBSERVED.

MICHEL CHUMNEY NOTARY PUBLIC GEORGIA MY COMMISSION EXPIRES JULY 28, 2001 DEKALB COUNTY

OWNER/DEVELOPER

BROWNS MILL CONSTRUCTION, LLC

P.O. BOX 922149
NORCROSS, GEORGIA 30010
(770) 448-8884

DEKALB COUNTY CONTRACT NO 01-835G

DEKALB COUNTY PROJECT NO 00044R

General Notes

1. For homes located below the street a sewer relief valve is required on cleanout outside each building and below the lowest floor elevation A backflow check valve is required between clean-out and the structure
2. A 10 ft landscape buffer exist on all double frontage lots External lots shall have the buffer on the external street frontage For internal lots the 10 ft buffer shall be on the street(s) which is/are not the primary access street(s) or the street adjacent to the rear of the house
3. A Foundation Location Certificate must be submitted to DeKalb County prior to testing inspection for the following lots 2 3 30-45 68-70 97 68 110 111 135 163 All easements buffers and flood limits on these lots must be clearly identified on site at the time of testing inspection
4. Vehicular access is prohibited from individual lots 1 2 3 & 68 to Browns Mill Road (GA HWY 212) (limited access symbol ###)
5. All pipe dimensions are shown to center of structure
6. Portions of this project do lie within a 100 year flood hazard zone as defined by F E M A Flood Insurance Rate Map of DeKalb County Ga Community Panel No 13089C 0169 H revised 05/07/01
7. Zoning RA-5 (CZ-99059)
8. Total Number of Lots 209 Lot Density 3 18 lots per acre
9. Total Area 69 4833 Acres
10. Minimum Lot Requirements Zoning RA-5 Conditional
    a. Minimum Lot Size 0 600 sf
    b. Front Yard Setback 5 Front of Garage must be 20 from back of walk
    c. Side Yard Setback 10 between buildings 15 Along street
    d. Rear Yard Setback 30
    e. Minimum Lot Width 60 75 for corner lots * 2 minimum setback from side p l
    f. Heated Floor Area 1 800 sf
    g. Maximum Building Height 35 no airconditioning units in side yard
    h. Parking 4 Spaces/Lot
    i. Maximum Lot Coverage 50%
11. Public water service by DeKalb County
12. Public sewer service by DeKalb County
13. Boundary information taken from a Boundary Survey for Browns Mill Construction L L C by Travis Pruitt & Associates INC dated January 5 1999
14. All streets shown on this plat are paved public streets
15. Sidewalks shall be constructed on one side of all interior streets
16. The Owner will be responsible for obtaining all wetland permits required from the Army Corps of Engineers
17. Project Benchmark Spike in power pole on Brogmill Road at Lot 3 Elev = 746 73 (NGVD) SEE SHEET 6 FOR TBP BENCHMARK
18. The Owner will be responsible for any repair or replacement of any improvements within the sanitary sewer/water/drainage easement(s) due to maintenance of sewer/water/storm drain by DeKalb County
19. No parking storage or other construction site activities are to occur within tree protection areas
20. All required vegetation must be maintained for two years after the date of final inspection
21. The Water and Sewer Department will require that a backflow preventer device be installed (if not currently existing) on each domestic or fire service and any other type water service connection
22. No onsite bury pits exist to the knowledge of this surveyor
23. Electric service to be underground
24. A 10 ft drainage easement exists between all lots and along the perimeter boundary lines of the subdivision except where shown otherwise
25. Subsequent builders and developers of individual lots shall make provisions to conduct lot generated surface waters to the drainage facilities provided by the developer without unauthorized discharge onto adjacent properties
26. Easements for storm drains and sanitary sewer lines shall be centered on the pipes
27. An As-Built Elevation Certificate is required prior to framing on the following lots 3 30-45 69
28. Waters of the United States including the lakes and adjacent wetlands shown on the plat are under the jurisdiction of the Army Corps of Engineers Lot owners are subject to penalty by law for disturbance to these wetland areas without proper authorization
29. Individual residential builders in a subdivision where a Notice of Intent (NOI) is required to comply with Federal National Pollutant Discharge Elimination System (NPDES) regulations must also file a Notice of Termination (NOT) with the Georgia Dept of Natural Resources Environmental Protection Division (EPD) A Storm Water Pollution Prevention Plan must be developed and implemented
30. No provisions have been made for street lighting
31. Site plan is required for the following lots 3 32-38 68 207
32. No work in right-of-way including paved surfaces permitted without written authorization from the DeKalb County Department of Public Works
    Compaction Certification not required on any lots
    The Owner/Developer is responsible for providing long side and short side water service lines extended past or outside the sidewalk
    All building located adjacent to the Intermediate Regional Floodplain shall be constructed so that all portions of the structure including the basement floor or crawl space shall be not less than three feet above the Intermediate Regional Flood elevations
36. An easement shall exist which includes the Floodplain plus five feet

STORM SEWER CHART

Structure No.	PIPE LENGTH	PIPE SIZE/TYPE	TOP	INVERTS IN	INVERTS OUT
HW1	142.76'	72" CMP	690.73	683.83	–
J82	84.49'	72" CMP	693.33	686.83	686.83
C83	84.22'	60" CMP	694.22	686.13	686.92
C84	285.24'	60" RCP	698.74	689.74	689.51
J85	368.18'	48" CMP	710.58	701.25	701.25
C86	84.87'	48" CMP	708.82	703.82	703.82
C87	280.32'	48" CMP	716.11	712.49	710.21
C88	44.12	24 CMP	717.45	713.69	713.29
C89	238.22'	18" CMP	731.27	728.87	728.57
C90	38.44	18" CMP	732.37	727.82	727.62
C91	148.84'	18" CMP	744.28	738.71	738.71
C92	36.66'	18" CMP	744.37	–	740.41
C94	38.27'	18" CMP	698.74	692.98	688.51
C95			698.12	–	693.82
C94	44.42'	30" CMP	698.74	691.92	688.51
C96	238.82	24" CMP	706.63	696.45	696.93
C97	368.78	18" CMP	712.19	706.29	707.94
C98	31.46	18" CMP	724.59	722.46	722.46
C99			725.38	–	723.38
J86	38.66'	18" CMP	718.58	703.69	701.25
C102			707.94	–	704.54
J86	108.22'	24 RMP	718.58	703.69	701.25
C103	279.86	18" CMP	711.88	707.90	707.38
C104	33.79'	18" CMP	723.51	720.21	720.10
C105			724.38	–	720.83
J87	114.19'	48" CMP	718.11	716.21	716.21
C107	127.54	48" RMP	728.47	713.57	713.17
C108	40.35	48" RMP	721.46	715.11	715.11
C109	118.32'	42" RMP	721.98	715.98	715.98
J88	294.80'	42" RMP	725.23	716.46	716.33
J89	173.04	42" RCP	737.11	717.61	717.71
C112	198.16'	24 RMP	728.30	718.58	718.58
C113	48.08'	18" RMP	724.72	719.88	719.88
C114			724.86	–	720.62
HW13	33.78'	24 RMP	687.25	683.71	–
C114	133.79	24 CMP	688.88	684.48	684.48
C114A	38.60	24 RMP	695.56	688.58	688.58
C114B	122.88'	18" CMP	698.48	688.78	688.88
J114C	38.46	18" CMP	697.52	693.12	693.12
J114D			698.78	–	693.78
C116	38.65	18" RMP	708.63	696.83	696.83
C116			709.14	–	696.74
C117	38.29'	18" RMP	712.19	706.19	706.63
C117			712.79	–	706.69
C123	38.73'	24" CMP	711.99	707.80	707.58
C126			711.72	–	708.38
J130	118.19'	24 RMP	725.23	717.83	716.33
C130	47.87'	18" RMP	725.64	721.72	721.34
C137			726.62	–	722.72

STORM SEWER CHART

Structure No.	PIPE LENGTH	PIPE SIZE/TYPE	TOP	INVERTS IN	INVERTS OUT
J131	48.78'	18 RMP	737.11	730.11	717.71
C131A			738.88	–	731.38
J131	116.01	18" CMP	737.11	728.88	717.71
C139	55.36	18" RMP	737.37	733.47	733.47
C139			738.72	–	734.62
C132	43.58	18" CMP	728.39	723.79	718.58
C138			728.31	–	724.87
HW40	84.16'	72 CMP	683.64	678.64	–
C154			693.77	682.79	677.11
HW42	48.38'	54" CMP	698.88	693.63	–
J143	93.71	54" CMP	702.88	694.38	694.38
J144	189.53'	54" RMP	709.41	698.41	693.41
J145	214.16	36" RMP	702.61	698.37	698.37
J146	83.88'	36" RMP	697.75	688.79	688.79
C147	126.71	18" RMP	693.71	688.88	688.81
J148	42.66'	18" CMP	698.48	693.38	693.18
J149	43.26	18" CMP	708.79	698.83	698.79
C148			702.58	–	698.88
J146	85.43'	18" CMP	702.61	696.65	698.37
C154	178.66'	18" CMP	703.95	698.45	698.35
C155	188.75	18" CMP	714.81	713.11	713.81
C156	47.66'	18" CMP	725.92	720.92	720.92
C157			726.27	–	724.21
J145	38.34	18" RMP	702.61	698.81	698.37
C153			702.65	–	697.61
C147	29.80'	24 RMP	693.71	688.81	688.81
C158			693.78	–	688.88
HW50	33.68	42 RMP	719.83	712.98	–
J159	77.92'	42" RMP	724.91	714.81	714.81
J161	279.16'	36" RMP	725.34	718.12	714.78
C162	255.08	24 CMP	722.45	718.05	717.35
C163	38.80'	18" CMP	738.86	725.76	725.36
C164			738.38	–	728.38
C162	38.88'	18" CMP	722.46	718.50	717.38
C165			722.17	–	718.17
J166	45.24'	18" RMP	708.88	701.88	704.88
J167	258.87'	18" CMP	712.58	708.07	704.37
C167A			728.58	–	711.88
HW68	13.87'	18" RMP	749.49	748.83	–
J168	87.21	18" RMP	752.82	747.82	747.82
C178			751.88	–	747.88
HW71	28.16'	18" RMP	748.12	746.52	–
C172			748.16	–	745.83
C173	23.88	24 RMP	713.38	710.38	718.38
J174	98.83'	24 CMP	718.23	718.73	718.73
J175	62.82'	24 RMP	718.71	713.81	713.81
J176	29.11	24 RMP	728.48	713.84	713.84
J177	4.11	24" CMP	728.43	714.37	714.37
HW78			717.92	714.84	–

THIS PROVIDED IS BASED MADE BY TRAVIS PRUITT & ASSOC., INC. THIS IS IN CONFORMITY TO A TIME AS SHOWN THEREON AND IS IN COMPLIANCE WITH THE APPLICABLE LAWS OF THE STATE OF GEORGIA.

TRAVIS N. PRUITT JR., REG. NO. 1729

SEE FIELD TIES

REVISION 1 REVISED 6 26 01

THIS PLAT REPRESENTS A PORTION OF THE PLAT SHOWN ON PLAT BOOK 121 PAGE 89-95

THE PURPOSE OF THIS REVISION IS TO:

REVISE PERIMETER BUILDING SETBACK LINES, AND MODIFICATIONS TO LOTS 30-45, 100-109, 110-116, 120-129 & REVISE SITE DATA/CONSTRUCTION NOTE NO.

THE REVISED PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CHIEF EXECUTIVE OFFICER OF DEKALB COUNTY GEORGIA AND IS HELD APPROVED SUBJECT TO ANY RESTRICTIVE COVENANTS REQUIRED.

DATED THIS 2 DAY OF July 2001

BY DIRECTOR: THERESA JONES
CHIEF EXECUTIVE OFFICER
DEKALB COUNTY GEORGIA

Plat Book 121 Pg 189

Linda Carter
Clerk of Superior Court
DeKalb Cty Ga

CERTIFICATION OF APPROVAL OF REVISED SUBDIVISION PLAT

THIS PLAT IS CONSIDERED AS BEING IN GOOD FOR APPROVAL OF THE CHIEF EXECUTIVE OFFICER OF DEKALB COUNTY GA., AND SATISFACTORY SUBJECT TO PERFORMANCE AND QUALIFICATIONS SHOWN HEREON

THIS 29 DAY OF June 2001

DIRECTOR OF PUBLIC WORKS

GEORGIA REGISTERED LAND SURVEYOR No. 1729 TRAVIS N. PRUITT, SR.

GEORGIA REGISTERED No. 1729 PROFESSIONAL ENGINEER TRAVIS N. PRUITT, SR.

FOR THE FIRM
TRAVIS PRUITT & ASSOC., INC.

FINAL PLAT for

IDLEWOOD CROSSING

LAND LOT 51 18TH DISTRICT
LAND LOT 201 — 11TH DISTRICT
DEKALB COUNTY, GEORGIA
APRIL 16, 2001

TRAVIS PRUITT & ASSOCIATES, INC.
Consultants, Engineers Surveyors
& Landscape Architects
5555 Oakbrook Parkway – Suite 280
Norcross Georgia 30093
Phone:(770) 416-7511 Fax:(770) 416-6759
e-mail www.trevisprutt.com

DRWN BY DMJ CHKD BY JV JN 98588 CN 98588FP WN W-1450 FN 116-C-1987

sheet no. 6 of 6

DEKALB COUNTY
BOARD OF COMMISSIONERS

ITEM NO. 7

ZONING - AGENDA/MINUTES

PREL. ____
ACTION ____
PUB. HRG. X

MEETING DATE: March 28, 2000

RESOLUTION ____
ORDINANCE X
PROCLAMATION ____

SUBJECT: Remanded Rezoning Application by the Superior Court – Browns Mill Development Co.
COMMISSION DISTRICTS: 5 & 7

DEPARTMENT: Planning

PUBLIC HEARING: X YES ___ NO

ATTACHMENT: X YES ___ NO 5 PP

INFORMATION CONTACT: Ray White/Bob Maxey
PHONE NUMBER: (404) 371-2155

Deferred from the 3/14/00 BOC public hearing for decision only.

PURPOSE:

CZ-99059 – To reconsider the application of Browns Mill Development Co. to rezone property located on the south side of Browns Mill Road, 4500 feet southwest of Klondike Road, from R-100 to R-A8 (conditional). The property has frontage of 454 feet on Browns Mill Road and contains 65.5 acres. On September 14, 1999, after holding a public hearing the Board of Commissioners voted to rezone the subject property to R-85 conditional. The Superior Court of DeKalb County found that the zoning map amendment for the property to R-85 attempts to permit a use not in accordance with the underlying land use category applicable to the subject property contrary to the requirements of the Zoning Ordinance. As such, the Superior Court has remanded both the land use and zoning map amendment applications for rehearing. On March 14, 2000, the Board of Commissioners approved a land use plan change from POS and LDR to LMR.

SUBJECT PROPERTY:

11-251-1-2, 5 & pt.4

RECOMMENDATION(S):

PLANNING DEPARTMENT: As the Board desires. If this property is to be redeveloped, a more intensive single family residential zoning district may well be called for. This property is surrounded by the R-A8 zoning classification, although that category was placed on the adjacent properties more than 25 years ago.

FOR USE BY COMMISSION OFFICE/CLERK ONLY

ACTION:
MOTION was made by Commissioner Brown, seconded by Commissioner Boyer, and passed 7-0-0-0, to approve R-A5 on the Browns Mill Development Company with the following conditions: underground utilities, front façade to be of brick or stone, sodded front yards, mandatory homeowners association to maintain entrance and recreation area, sidewalks on one side of the street, two car garages, monument entrance, a minimum of 1,600', not more than 4 houses per acre and approved conditioned upon the site plan.

ADOPTED: MAR 2 8 2000
(DATE)

PRESIDING OFFICER
DEKALB COUNTY BOARD OF COMMISSIONERS

CERTIFIED: MAR 2 8 2000
(DATE)

CLERK,
DEKALB COUNTY BOARD
OF COMMISSIONERS

FOR USE BY CHIEF EXECUTIVE OFFICER ONLY

APPROVED: MAY 0 4 2000

CHIEF EXECUTIVE OFFICER
DEKALB COUNTY

VETOED:

CHIEF EXECUTIVE OFFICER
DEKALB COUNTY

VETO STATEMENT ATTACHED:

MINUTES:

Attachment

	FOR	AGAINST	ABSTAIN	ABSENT
DISTRICT 1 - ELAINE BOYER	✓			
DISTRICT 2 - GALE WALLDORFF	✓			
DISTRICT 3 - JACQUELINE SCOTT	✓			
DISTRICT 4 - KEN DAVIS	✓			
DISTRICT 5 - WILLIAM C. BROWN	✓			
DISTRICT 6 - JUDY YATES	✓			
DISTRICT 7 - PORTER SANFORD, III	✓			

CZ-99059

AN ORDINANCE TO AMEND THE DEKALB COUNTY ZONING MAP

AN ORDINANCE TO AMEND THE DEKALB COUNTY ZONING ORDINANCE MAP IN ORDER TO REZONE PROPERTY LOCATED ON THE SOUTH SIDE OF BROWNS MILL ROAD, 4500 FEET SOUTHWEST OF ITS INTERSECTION WITH FLAT BRIDGE ROAD, FROM R-100 (SINGLE FAMILY RESIDENTIAL) CLASSIFICATION TO ~~R-A8~~ R-A5 CONDITIONAL (SINGLE FAMILY RESIDENTIAL – CONDITIONAL) CLASSIFICATION, AND FOR OTHER PURPOSES.

APPLICANT: Browns Mill Development Company
OWNER:
COMMISSION DISTRICTS: 5 & 7

WHEREAS, the Browns Mill Development Company has filed an application to amend the DeKalb County Zoning Ordinance to rezone property located on the south side of Browns Mill Road, 4500 feet southwest of its intersection with Flat Bridge Road, and more particularly described as follows:

All that tract or parcel of land lying and being in **District 11, Land Lot 251, Block 1, Parcel 1, part of Parcel 4, and Parcel 5** of DeKalb County, Georgia, containing 65.5 acres, and

WHEREAS, it appears to the Board of Commissioners that the application meets all of the criteria set forth in the DeKalb County Code, Chapter 27, Article IV, Division 1, Section 27-832 and Section 27-833 for amending the DeKalb County Zoning Ordinance for the subject property from the R-100 (Single Family Residential) classification to ~~R-A8~~ - R-A8 Conditional (Single Family Residential - Conditional) classification.

THE BOARD OF COMMISSIONERS OF DEKALB COUNTY, GEORGIA, HEREBY ORDAINS:

Part 1: Pursuant to the authority of the DeKalb County Board of Commissioners to exercise powers of zoning, as set forth in Section 27-4 of the DeKalb County Zoning Ordinance, an amendment to rezone property on the south side of Browns Mill Road, 4500 feet southwest of its intersection with Flat Bridge Road is hereby approved per the site plan.

Part 2: That if this amendment is approved conditionally under the provisions of Section 27-833 and Section 27-841 of the DeKalb County Zoning Ordinance, as identified by the use of the term "Conditional" after the district designation in Section 1 above, the development and use of the above-described property shall be permitted only in compliance with the conditions and/or site plan as attached to this ordinance (Attachment A).

Part 3. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Part 4. This ordinance hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Zoning Board of Appeals.

ADOPTED by the DeKalb County Board of Commissioners this 28th day of March, 2000.

GALE WALLDORFF
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

APPROVED by the Chief Executive Officer of DeKalb County, this 28th day of March, 2000.

LIANE LEVETAN
Chief Executive Officer
DeKalb County, Georgia

ATTEST:

MICHAEL J. BELL
Ex-officio Clerk
Board of Commissioners
DeKalb County

APPROVED AS TO FORM:

JONATHAN WEINTRAUB
County Attorney

ATTACHMENT "A"

FINAL CONDITIONS FOR CZ-99059

Requested by Applicant:

None.

By Planning Department:

None.

By Planning Commission:

1. **Approval to rezone the property from R-100 to RA-8 subject to the 13 conditions on the attached sheet.**

I, the undersigned, Jean G. Silvey, Dep Clerk of the Board of Commissioners, DeKalb County, Georgia, DO HEREBY CERTIFY that the foregoing is a true and correct Copy of an ordinance adopted by said Board in meeting lawfully assembled on 28th day of March 2000.

And same appears in Minutes of said Board this 9th day of June, 2000

Diane A. Silvey
Deputy Clerk, Board of Commissioners
DeKalb County, Ga.

Motion To Approve Application To Amend Official Zoning Map

I make a motion to approve the application of Browns Mill Development Company to rezone the property from R-100 to ~~RA-8~~ RA5, subject to the following conditions:

1. The subdivision will be developed in accordance with the site plan dated January 5, 1999, which has been previously submitted to the Planning Department.

2. The subdivision will contain no more than four lots per acre.

3. The approximate twenty acres shown on the plat as a park will be maintained as a passive park for use by residents of the subdivision.

4. Minimum house size will be 1600 square feet.

5. All front yards will be sodded.

6. The front facades of all houses will be brick or stucco.

7. All houses will have double garages.

8. Sidewalks will be constructed on one side of all interior streets of the subdivision.

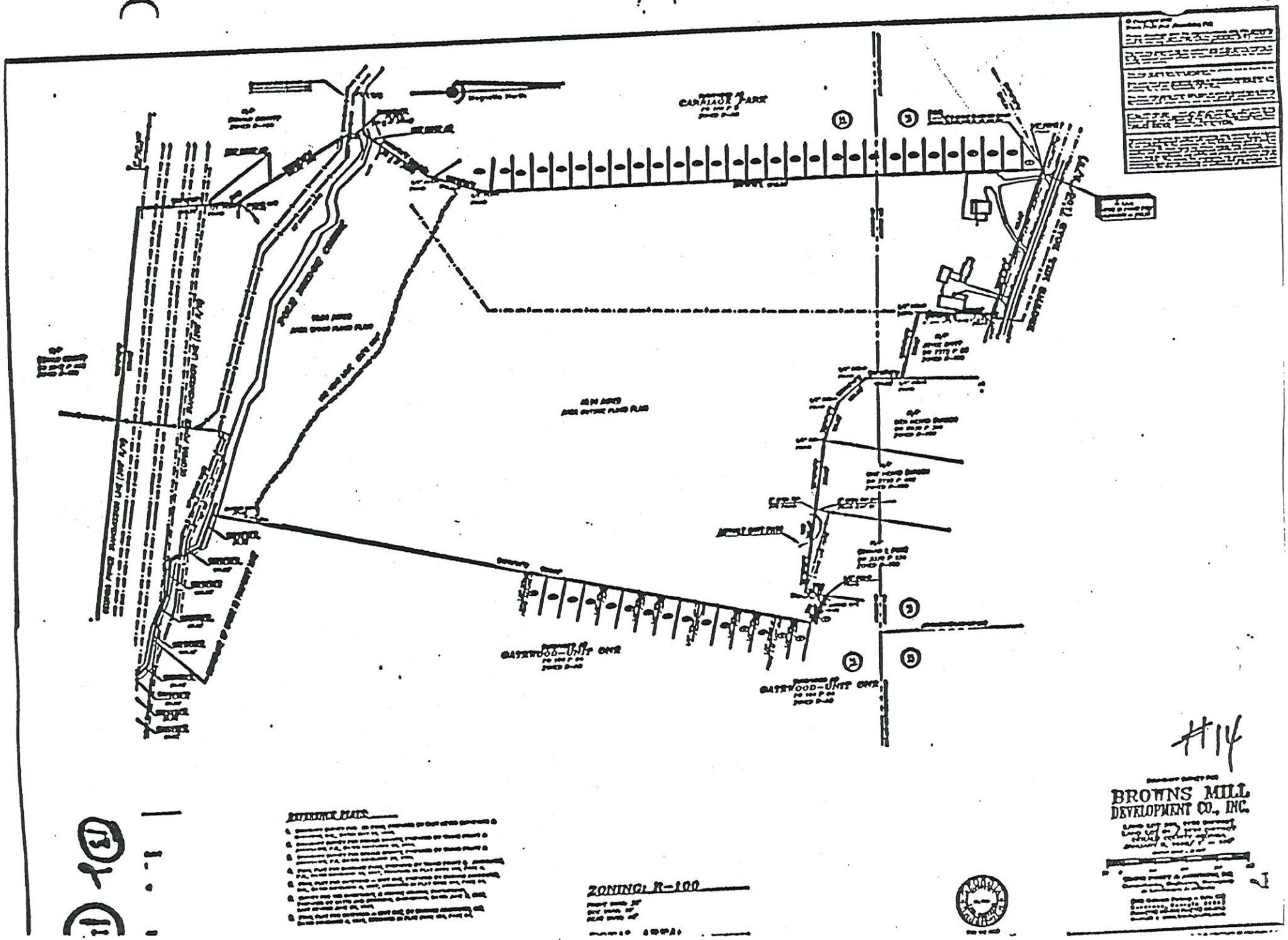
9. Underground utilities will be provided throughout the subdivision.

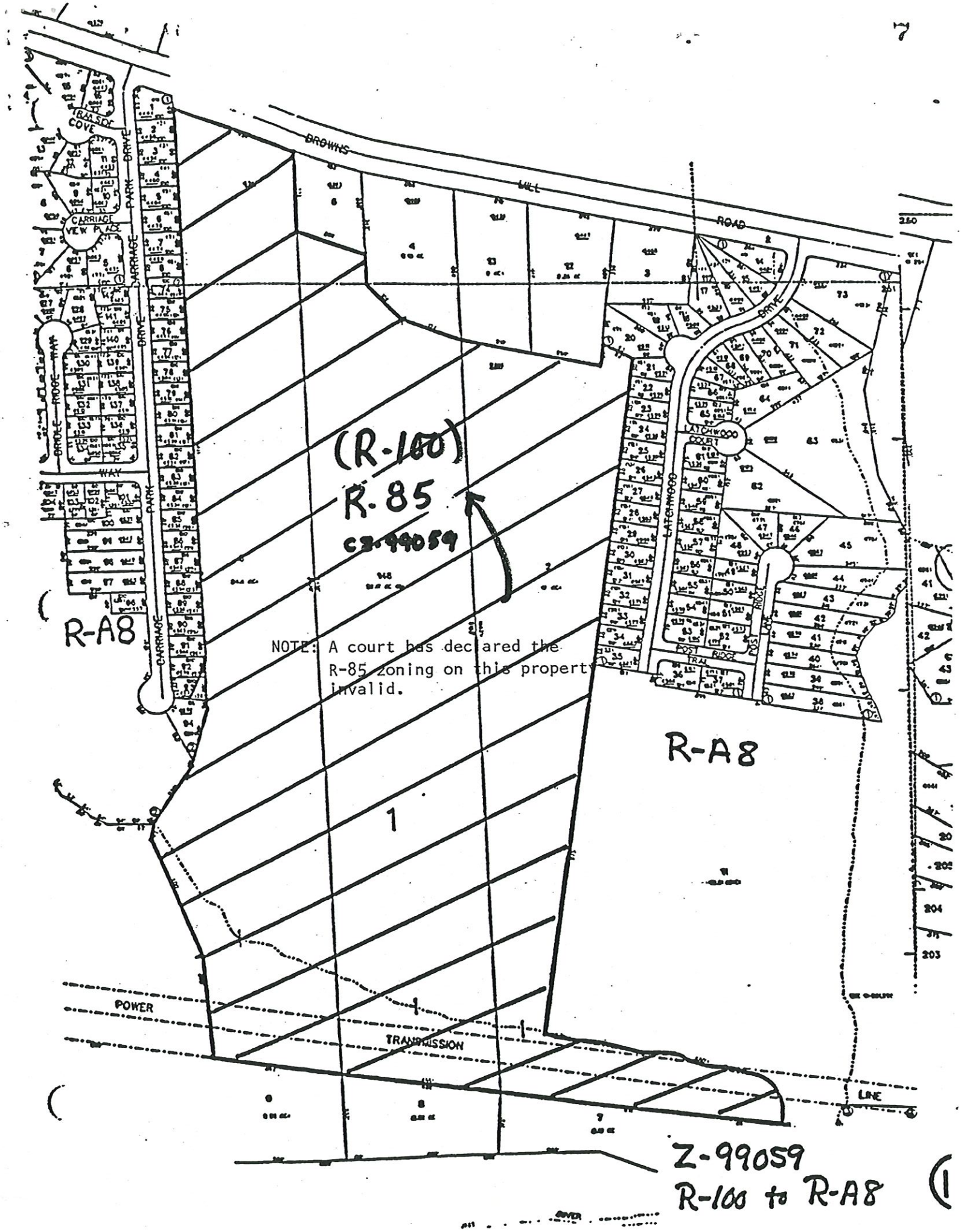
10. The flood plain area will remain undisturbed except for utility or detention facilities.

11. There will be public streets throughout the subdivision.

12. The developer shall establish a mandatory homeowners' association to own and maintain a community recreation area and entrance monument sign.

13. The Dekalb County Tree Ordinance shall be observed.


CARRIAGE PARK
GATEWOOD-UNIT ONE
GATEWOOD-UNIT ONE
#14
BROWNS MILL
DEVELOPMENT CO., INC.
ZONING: R-100


BROWNS
MILL
ROAD
RAILSIDE
COVE
CARRIAGE
VIEW
CARRIAGE
PARK
DRIVE
BRIDGE
RIDGE
WAY
PARK
CARRIAGE
DRIVE
LATCHWOOD
COURT
LATCHWOOD
DRIVE
POST
RIDGE
TRAIL
POST
RIDGE
LANE
(R-100)
R-85
CZ-99059
R-A8
NOTE: A court has declared the
R-85 zoning on this property
invalid.
R-A8
1
POWER
TRANSMISSION
LINE
RIVER
Z-99059
R-100 to R-A8

REV. 3/89

DEKALB COUNTY
BOARD OF COMMISSIONERS

ZONING - AGENDA/MINUTES

MEETING DATE September 14, 1999

ITEM NO. _____

PREL.	___
ACTION	___
PUB.HRG.	X

RESOLUTION	___
ORDINANCE	X
PROCLAMATION	___

SUBJECT: Rezoning Application - Brown's Mill Development Co.

COMMISSION DISTRICTS: 5 & 7

DEPARTMENT: Planning

PUBLIC HEARING: X Yes ___ No

ATTACHMENT: X Yes ___ No 13PP

INFORMATION CONTACT: Ray White
dd Delores Davis
PHONE NUMBER: (404) 371-2155

Deferred from the 7/26/99, 8/10/99 and 8/24/99 zoning public hearings for Decision Only.

PURPOSE:

Z-99059 - To consider the application of Browns Mill Development Co., Inc. to rezone property on the south side of Browns Mill Road, 4500' southwest of Klondike Road, from R-100 to RA-8 . The property has frontage of 454' on Browns Mill Road and contains 65.5 acres.

SUBJECT PROPERTY:

11-251-1-2,5 & pt.4

RECOMMENDATION(S):

PLANNING DEPARTMENT: Approval of R-75 with conditions. This application is more suited for the R-75 zoning classification which has recently been approved in the area, especially given the amount of acreage involved. Staff recommendation includes the following conditions:

1. Not more than four (4) units per acres.
2. Not less than 1,600 square foot houses.
3. Two car attached garage for each house.
4. Public streets.
5. Front yards to be sodded.
6. Front facades of brick or stucco.
7. Flood plain area to remain undisturbed, except for utility or detention facilities.
8. Underground utilities.

PLANNING COMMISSION: Deferral.

COMMUNITY COUNCIL: Denial.

Z- 99059
AN ORDINANCE TO AMEND THE DEKALB COUNTY ZONING MAP/

AN ORDINANCE TO AMEND THE DEKALB COUNTY ZONING ORDINANCE MAP IN ORDER TO REZONE PROPERTY LOCATED ON THE SOUTHSIDE OF BROWNS MILL ROAD, 4500 FEET SOUTHWEST OF ITS INTERSECTION WITH FLAT BRIDGE ROAD, FROM THE R-100 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO THE R-A5 (SINGLE FAMILY RESIDENTIAL) DISTRICT, AND FOR OTHER PURPOSES.

APPLICANT:	BROWN'S MILL DEVELOPMENT COMPANY
OWNER:	BROWN'S MILL DEVELOPMENT COMPANY
COMMISSION DISTRICT(S):	5 AND 7

WHEREAS, The Brown's Mill Development Company has filed an application to amend the DeKalb County Zoning Ordinance to rezone property located on the southside of Browns Mill Road, 4500 feet southwest of its intersection with Flat Bridge Road, and more particularly described as follows:

ALL THAT TRACT or parcel of land lying and being in District 11, Land lot 251, Block 1, parcel 1, parcel 5, and part of parcel 4 (containing 65.5 acres) of DeKalb County, Georgia, and

WHEREAS, it appears to the Board of Commissioners that the application meets all of the criteria set forth in the DeKalb County Code, Chapter 27, Article IV, Division 1, Section 27-832 and Section 27-833, for amending the DeKalb County Zoning Ordinance for the subject property from the R-100 (Single Family Residential) district to the R-A5 (Single Family Residential) district.

THE BOARD OF COMMISSIONERS OF DEKALB COUNTY, GEORGIA, HEREBY ORDAINS:

Part 1: Pursuant to the authority of the DeKalb County Board of Commissioners to exercise powers of zoning, as set forth in section 27- 4 of the DeKalb County Zoning Ordinance, an amendment to rezone property located on the southside of Browns Mill Road, 4500 feet southwest of its intersection with Flat Bridge Road, from the R-100 (Single Family Residential) district to the R-A5 (Single Family Residential) district is hereby approved:

Part 2. That if this amendment is approved conditionally under the provisions of Section 27-833 and 27-841 of the DeKalb County Zoning Ordinance, as identified by the use of the term "Conditional" after the district designation in part 1 above, the development and use of the above-described property shall be permitted only in compliance with the conditions and/or site plan as attached to this ordinance (attachment A).

Part 3. That all ordinances or parts of ordinances in conflict with this ordinance are hereby appealed.

Part 4. This ordinance hereby approved does not authorized the violation of any zoning district regulations. District regulation variances can be approved only by application to the Zoning Board of Appeals.

****

ADOPTED by the DeKalb County Board of Commissioners this _____ day of

_____, 19___.

_____
PORTER SANFORD, III
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

APPROVED by the Chief Executive Officer of DeKalb County, this _____ day of

_____, 199__.

_____
LIANE LEVETAN
Chief Executive Officer
DeKalb County, Georgia

ATTEST:

_____
MICHAEL J. BELL
Ex-officio Clerk
Board of Commissioners
DeKalb County

APPROVED AS TO FORM:

JONATHAN WEINTRAUB
County Attorney

ATTACHMENT A

RECOMMENDED CONDITIONS FOR CZ-99059

****

Staff Recommended Conditions

1. Not more than four (4) units per acre.
2. Not Less than 1,600 s.f. houses.
3. Two-car attached garage for each house.
4. Public streets
5. Front yards to be sodded.
6. Front facades of brick or stucco.
7. Flood plain area to remain undisturbed, except for utility or detention facilities.
8. Underground utilities.

ZONING ANALYSIS

AGENDA NO. 14 ZONING CASE NO. Z-99059 MONTH OF JULY

APPLICANT BROWN'S MILL DEVELOPMENT CO. OWNER (x) AGENT ( )

AGENT AUTHORIZED BY

LOCATION ON THE SOUTHSIDE OF BROWN'S MILL ROAD, 2,600' SW OF ITS INTERSECTION WITH FLAT BRIDGE ROAD.

MAP REFERENCE NO. 11-251-1-2,5 & pt. 4

ACREAGE	65.5	EST. MAX. NET DENSITY/ACRE	2.0
EXISTING ZONING	R - 100	EST. MAX. UNITS	131
PROPOSED ZONING	R - A8	EST. MAX. NET DENSITY/ACRE	8.0
COMMISSIONER DISTRICT	5 & 7	EST. MAX. UNITS	524

****

CONDITIONS REQUESTED BY APPLICANT: NONE

****

ZONING HISTORY: NONE

****

TRAFFIC:	BROWNS MILL ROAD		
	MAJOR THOROUGH FARE		
Capacity	10,000		TPD
Latest Count	5,457 4/14/97		TPD
Hourly Capacity	1,000		VPH
Peak Hours Volume	545		VPH

Trips generated upon development of existing zoning 1702 TPD
Trips generated upon development of proposed zoning 5238 TPD

Comments on conditions and planned improvements A PERMIT FROM THE GEORGIA DEPARTMENT OF TRANSPORTATION WILL BE REQUIRE FOR APPROVAL OF ACCESS POINTS AND ROAD IMPROVEMENTS.

****

WATER: Size of main serving property 6'',12'' Existing zoning (adequate)
Proposed zoning (adequate*)

Size of line required if inadequate N/A (Existing Zoning) N/A (Proposed Zoning)

Distance from property to nearest main N/A

Comments on current conditions or proposed main extension or improvements
N/A

*Indication that water supply is adequate for rezoning purposes does not constitute approval of a specific project. In certain cases additional water may be required to provide adequate fire protection.

****

SEWER: Outfall serving project POLE BRIDGE Existing zoning (adequate)
Proposed zoning (adequate)

Is sewer adjacent to this property? YES
If not, distance to nearest line N/A
Treatment Plant POLE BRIDGE W.T.F. (adequate)

			Waste Generation If Residential	
Capacity	15	MGPD		
Current Flow	6.9	MGPD	41,920 GPD	167,680 GPD
			Existing Zoning	Proposed Zoning

Comments on current conditions/planned improvements N/A

****

DRAINAGE: Drainage basin affected POLE BRIDGE CREEK

Upstream drainage area passing the property proposed for rezoning

18.41 SQ. MI.

Percentage of this property covered by IRF 30%

Impact on properties (flood, erosion and sedimentation) under existing zoning

Under proposed zoning NO IMPACT EXPECTED AS LONG AS PROPER STORMWATER CONTROL IS PROVIDED.

Recommendations: (With or without options; in addition to Environmental Code requirements.)

NOTE: IN THE FLOODPLAIN REGS. APPLY.

****

SCHOOLS:

	HIGH	ELEMENTARY
School Name	LITHONIA	MURPHY CANDLER
Recommended Capacity	1326	806
Latest Enrollment	1452	669

Students to be generated by existing zoning High: 25 Elementary: 37

Students to be generated by proposed zoning High: 94 Elementary: 109

Planned capacity expansion

****

PLANNING DEPARTMENT:

Site characteristics GULF COURSE PROPERTY WHICH SLOPES DOWN TO A STREAM.

Adjacent land uses Vacant, & residential

Adjacent zoning R-A8

Compatibility of site size and configuration with development standards (sketch attached if necessary)

Comprehensive Plan recommendation POS, LMR, & LDR

****

HISTORIC, ARCHITECTURAL, AND ARCHAEOLOGICAL: NO COMMENT

****

PUBLIC SAFETY: NO COMMENT.

****

PARKS AND RECREATION: NO COMMENT

****

FIRE MARSHAL: NO COMMENT

****

BOARD OF HEALTH: NO COMMENT

****

ECONOMIC DEVELOPMENT: NO COMMENT

****

RECOMMENDATIONS: Approval of R-75 with conditions. This application is more suited for the R-75 zoning clasification which has recently been approved in the area, especially given the amount of acreage involved. Staff recommendation includes the following conditions:

1. Not more than four (4) units per acre.
2. Not less than 1,600 square foot houses.
3. Two-car attached garage for each house.
4. Public Streets.
5. Front yards to be sodded.
6. Front facades of brick or stucco.
7. Flood plain area to remain undisturbed, except for utility or detention facilities.
8. Underground utilities.

COMMUNITY COUNCIL: DENIAL

BROWNS MILL ROAD TRACT
ZONING PLAN AMENDMENT

A. This rezoning proposal is in conformity with the surrounding uses and conforms to the policy and intent of the comprehensive plan (as requested in the attached amendment).

B. The requested zoning is the same as the parcels located to the east and west of the subject tract.

C. The property is currently zoned R-100. Rezoning is required to make reasonable economic use of the land due to land costs and given that 20 acres of the property lies within a flood plain.

D. The proposed rezoning will not adversely affect adjacent or nearby property. The proposed use, a single family subdivision , is compatible with the existing lanes and subdivisions in the area.

E. Same question as C.

F. No existing or changing condition that would affect this zoning change have been observed.

G. The existing use of the subject property is a golf course, no historic buildings, sites, districts or archeological resources have been observed.

H. Rezoning the subject property will not present a burdensome use of the existing infrastructure. Adequate utilities are available to serve the site.

#1

PLANNING DEPARTMENT COMMENTS
ON ZONING MATTERS SET FORTH IN
O. C. G. A. 36-67-3

AGENDA # 14 Application # Z-99059

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

The zoning proposal will not permit a use that is in conformity with the policy and intent of the comprehensive plan.

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

The zoning proposal will permit a use that is suitable in view of the existing use and development of adjacent or nearby properties.

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

The property affected by the zoning proposal does have a reasonable economic value as currently zoned.

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

The zoning proposal is not expected to adversely affect the existing use or usability of adjacent or nearby property.

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

The zoning proposal does have a reasonable economic use as currently zoned.

F. 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 Zoning Analysis and Staff Recommendation

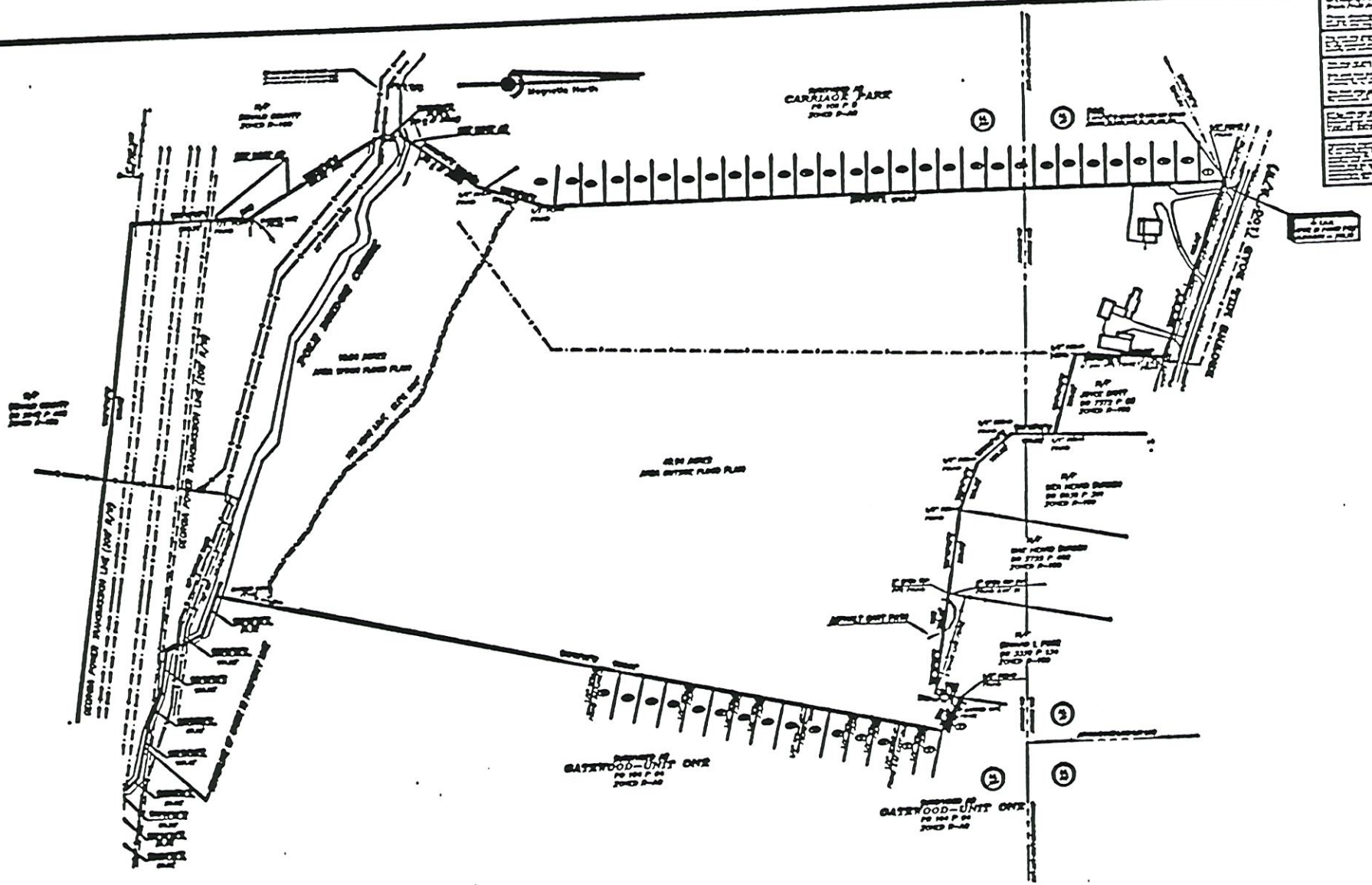
G. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.

There are no historic buildings, sites, or districts affected by this rezoning proposal.

H. 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.

This zoning proposal will not result in a use which will cause an excessive or burdensome use of existing streets, utilities, schools, or transportation facilities.



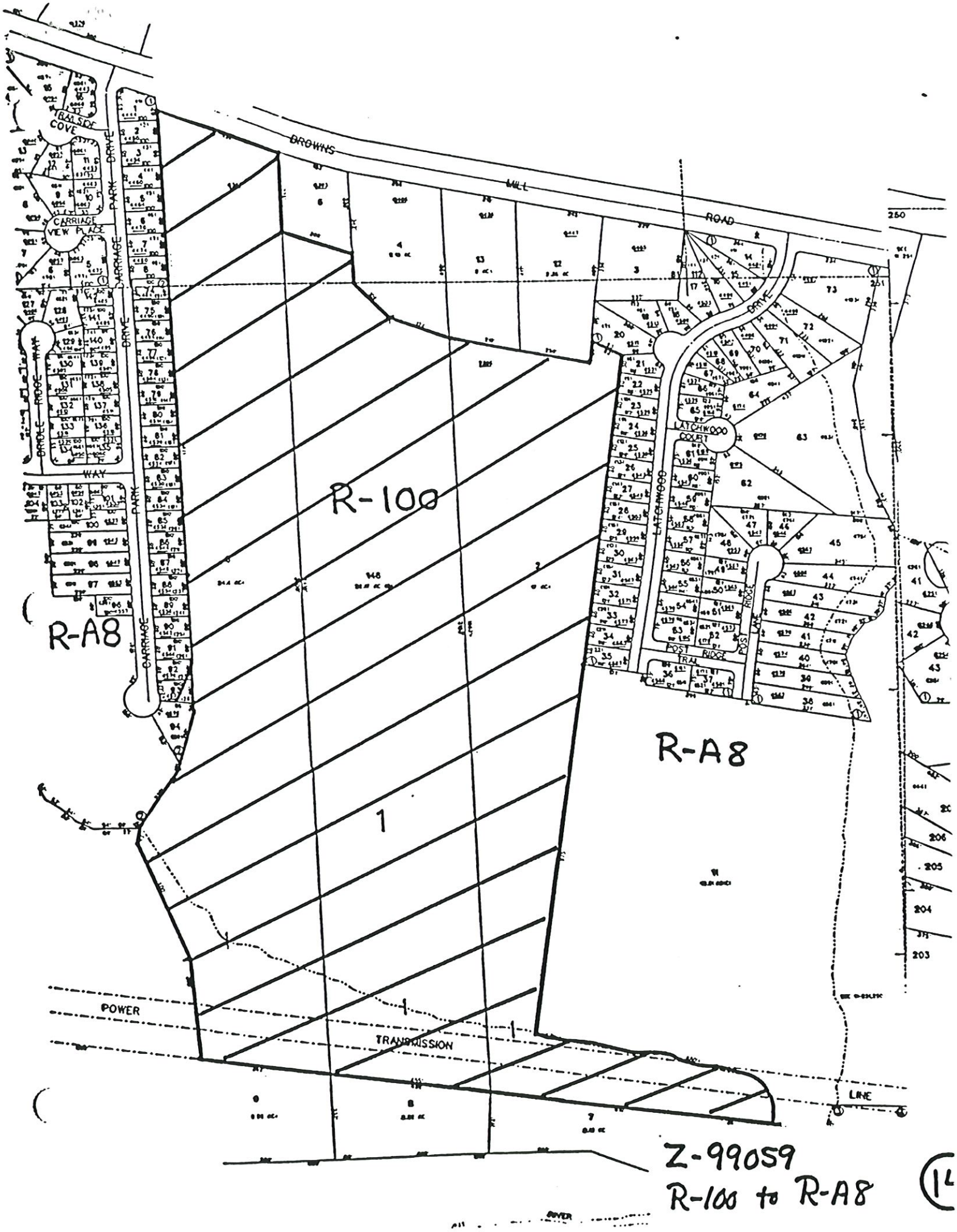
#14

BROWNS MILL
DEVELOPMENT CO., INC.

ZONING: R-100

TOTAL AREA:

(14)


BROWNS MILL ROAD
BALSOM COVE
CARRIAGE VIEW PLACE
CARRIAGE PARK DRIVE
BRIDLE RIDGE WAY
LATCHWOOD DRIVE
LATCHWOOD COURT
POST RIDGE TRAIL
POST RIDGE LANE
R-100
R-A8
R-A8
POWER TRANSMISSION LINE
Z-99059
R-100 to R-A8

CASE NO.	COMMENTS
Z-99050 -	① CONSTRUCTION PLANNED IS TOO CLOSE TO CONLEY CREEK, ESP. DRIVEWAY SHOULDER & SLOPES. ② IN SOAPSTONE RIDGE
LP-99059 IN TOWN LAND CO.	① NO GREEN SPACE ② IN INDUSTRIAL PARK
LANDSTONE INVESTMENT c/o KATHRYN M ZICKERT KROGERS ON MORELAND	① THIS SHOPPING CENTER IS LESS THAN 1/2 MILE FROM SKYH SCHOOL AND PARK. IT SHOULD HAVE PEDESTRIAN ACCESS FRO CORNER OF RIPPLEWATER DRI & SKYHAVEN DR.
MILBOURNE CORPORATION HOLT ROAD	① EMMIE SMITH PARK IS WALKING DISTANCE, LESS THAN 1 MILE. ② THERE SHOULD BE PEDESTRIAN ACCESS SHOWN TO SHADOW ROCK LANE (TO GET TO PARK) & SILVER SPUR. ③ REDAN ELEMENTARY SCHOOL IS AC. FROM S/D ENTRANCE. SO IS ACTIVE RR LINE. ④ TRIBUTARY BUFFER SHOULD BE GREEN SPACE.

Amended Conditions for Browns Mill Development, Inc.
September 13, 1999

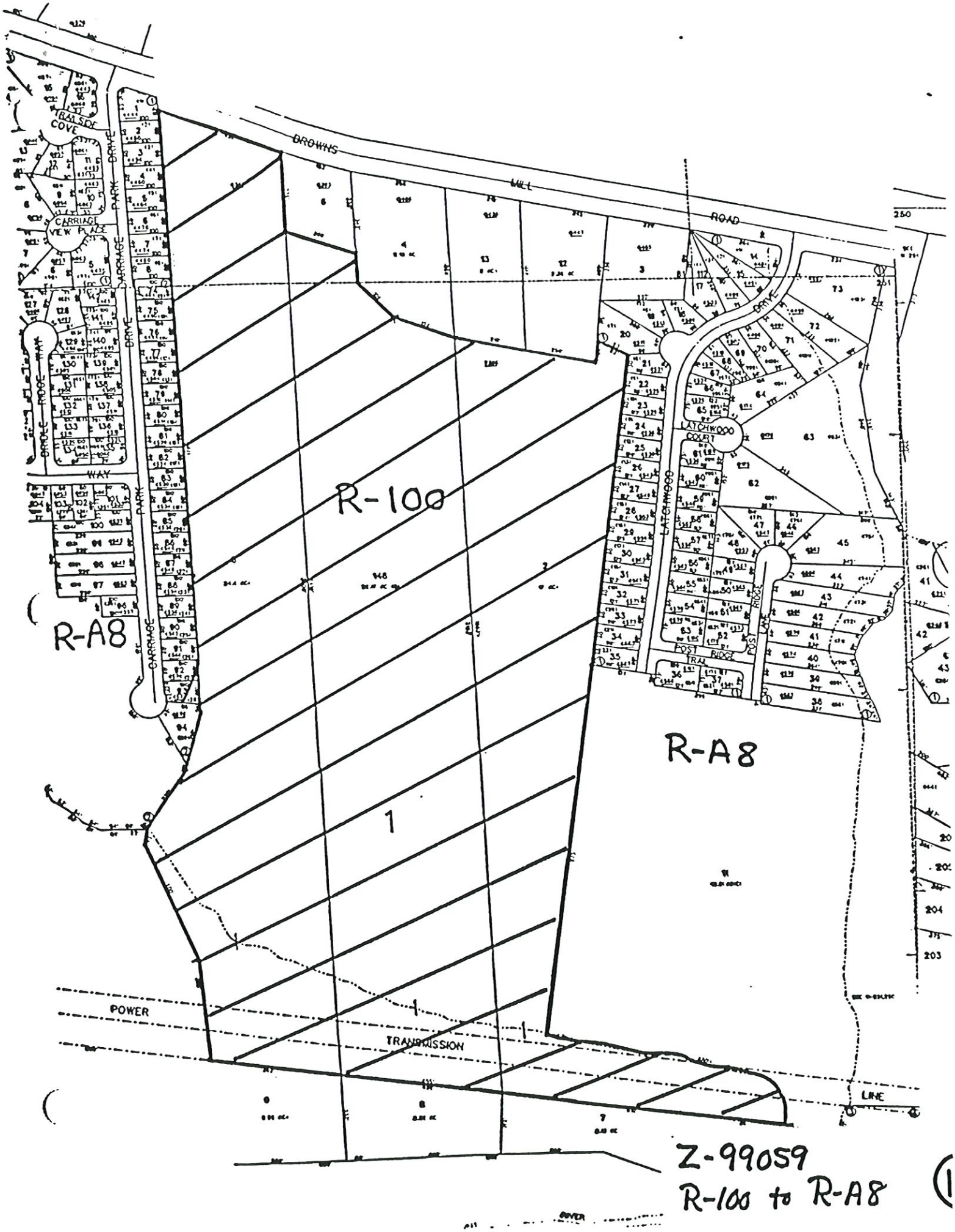
Planning Department staff analysis review and findings has been amended to establish conditions for Z99059 to CZ99059 for Browns Mill Development, Inc.

Recommendations:

Approval of R-75 with the following conditions.

1. **The maximum of 4 units per acre.**
2. **No less than 1600 square feet per dwelling unit.**
3. **Front facades on all dwelling units shall be brick or stucco.**
4. **Each dwelling unit shall have a two car attached garage.**
5. **All lots shall have sodded front yards.**
6. **Subdivision shall have underground utilities.**
7. **Sidewalks on both sides of all interior streets.**
8. **All interior streets shall have streetlights that meet DeKalb County codes.**
9. **Floodplain area to remain undisturbed, except for utility or detention facilities.**
10. **Public streets.**
11. **The Developer shall establish a mandatory homeowners association to own and maintain a community recreation area and entrance monument sign.**
12. **The DeKalb County Tree Ordinance shall be observed.**

CASE NO.	COMMENTS
Z-99050 -	① CONSTRUCTION PLANNED IS TOO CLOSE TO CONLEY CREEK, ESP DRIVEWAY SHOULDER & SLOPES. ② IN SOAPSTONE RIDGE
LP-99059	
IN TOWN LAND CO.	① NO GREEN SPACE ② IN INDUSTRIAL PARK
LANDSTONE INVESTMENT c/o KATHRYN M ZICKERT KROGERS ON MORELAND	① THIS SHOPPING CENTER IS LESS THAN ½ MILE FROM SKY SCHOOL AND PARK. IT SHOUL HAVE PEDESTRIAN ACCESS FR CORNER OF RIPPLEWATER DR & SKYHAVEN DR.
MILBOURNE CORPORATION HOLT ROAD	① EMMIE SMITH PARK IS WALKING DISTANCE, LESS THAN 1 MILE. ② THERE SHOULD BE PEDESTRIAN ACCESS SHOWN TO SHADOW ROCK LAN (TO GET TO PARK) & SILVER SPUR. ③ REDAN ELEMENTARY SCHOOL IS A FROM S/O ENTRANCE. SO IS ACTIVE RR LINE. ④ TRIBUTARY BUFFER SHOULD BE GREEN SPACE.



Z-99059
R-100 to R-A8