



City of Tucker

Land Use Petitions: CA-18-002, RZ-18-004

Date of Staff Recommendation Preparation: October 18, 2018

Community Council: September 12, 2018

Planning Commission: October 25, 2018

Mayor and City Council, 1st Read: November 26, 2018

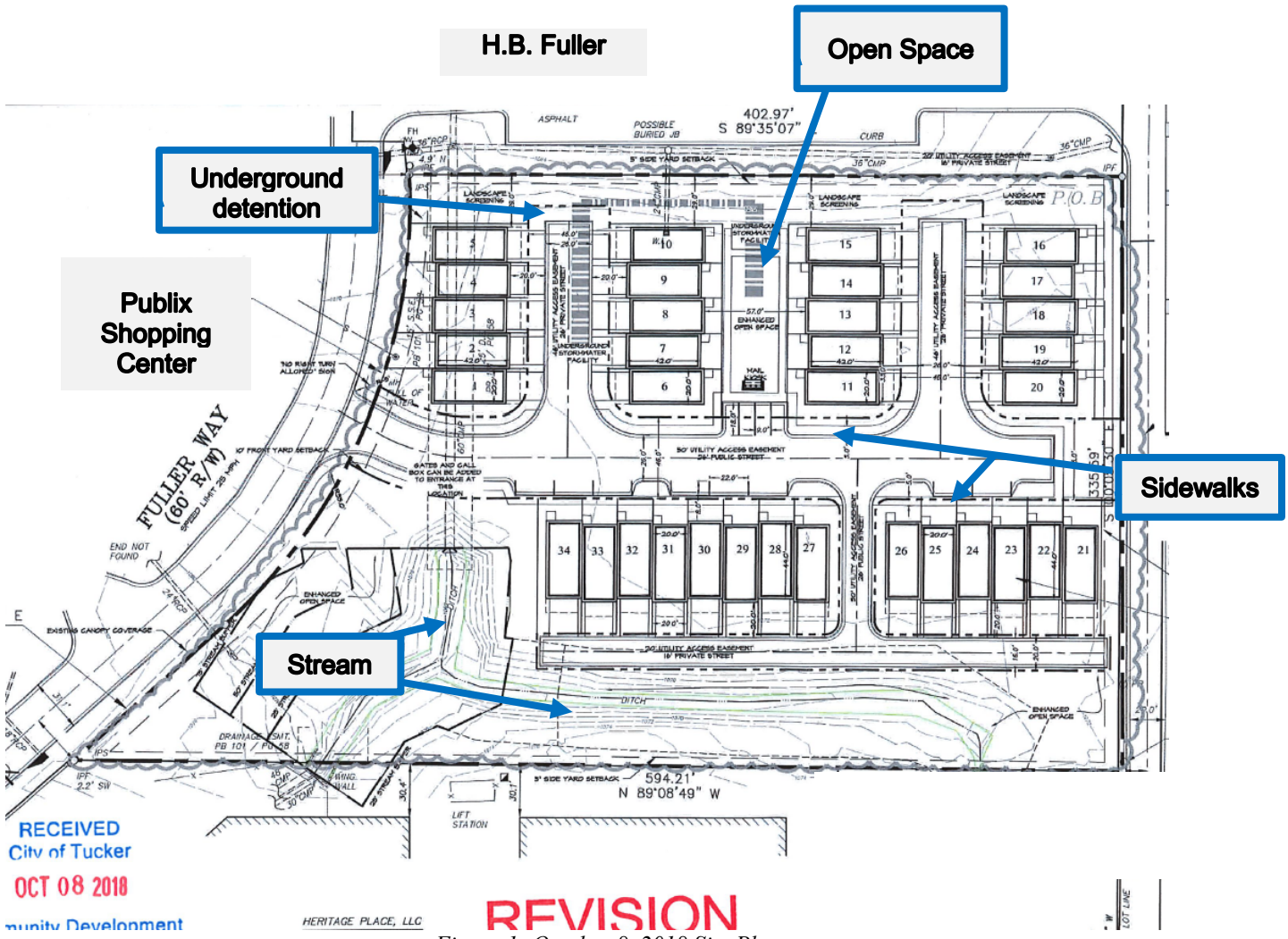
Mayor and City Council, 2nd Read: December 10, 2018

PROJECT LOCATION:	2301 Fuller Way
DISTRICT/LANDLOT(S):	18 th District, Land Lot 214
ACREAGE:	±3.53 acres
EXISTING ZONING	C-1 (Local Commercial)
PROPOSED ZONING:	MR-2 (Medium Density Residential-2)
CURRENT FUTURE LAND USE DESIGNATION:	Light Industrial
PROPOSED FUTURE LAND USE DESIGNATION:	Downtown
OVERLAY DISTRICT:	None
APPLICANT:	The Ardent Companies c/o Dennis Webb, Jr.
OWNER:	Delk Road Development Co.
PROPOSED DEVELOPMENT:	Comprehensive plan amendment from Light Industrial to Downtown; Rezoning from C-1 to MR-2 for a 34-unit townhome development on ±3.53 acres.
STAFF RECOMMENDATION:	DENIAL of CA-18-002 DENIAL of RZ-18-004

PROJECT DATA

The applicant is requesting approval of two requests in order to develop a 34-unit townhome development at a density of ±9.63 units/acre on a ±3.53 acre property.

The first request is a comprehensive plan amendment (CA-18-002) to change the future land use designation of the property from Light Industrial to Downtown. The second request, which cannot be granted if the comprehensive plan amendment does not occur, is the rezoning (RZ-18-004) of the property from C-1 (Local Commercial) to MR-2 (Medium Residential—2).



The proposed residential development, as shown on the October 8, 2018 site plan (Figure 1), currently includes a 34-unit townhome development of varying lengths (Figure 2). The proposed townhomes are all rear-loaded townhomes.

Townhome Unit Count	Dimensions (Length / Width)
(20) Twenty	20 ft. x 42 ft.
(14) Fourteen	20 ft. x 44 ft.

Figure 2: Proposed Townhome Unit Dimensions

The subject site is located at 2301 Fuller Way, approximately 520 feet northeast from the intersection of Fuller Way and Hugh Howell Road. It is currently a vacant site. The applicant initially proposed a development with all units surrounding a large common open space (August 27, 2018 site plan). Issues regarding buffering the proposed townhome development against the adjacent industrial property to the immediate north and concerns regarding the inadequate turning radius prompted the developer to revise the initial site plan. To address some concerns, the applicant submitted a revised site plan on October 8, 2018 reconfiguring the proposed townhome layout. The original proposal had the same number of townhome units as the revised plan.

The site plan (Figure 1) shows ± 0.84 acres of open space comprising $\pm 24\%$ of the site, exceeding the minimum 15% required open space for development located in the MR-2 (Medium Residential—2) zoning district. A substantial portion of the proposed open space is located between townhome units 6 through 10 and 11 through 15, forming a community open space area. Additional open space is located to the south of the property, where a state stream buffer variance has been approved for encroachment.

In addition to the 34 residential units, the plan includes a mail kiosk and a below-ground detention pond system. The site plan shows internal sidewalks along the front of the proposed townhomes. Streetscape Dimensional Standards for local roads at this location include a 6-foot landscape strip, and a 5-foot sidewalk with trees every 30 feet. All lots are proposed to be accessed internally with rear-loaded garages.

SUBJECT PROPERTY BACKGROUND: 1993 REZONING

On July 27, 1993, the DeKalb County Board of Commission approved Rezoning (CZ-93051) redesignating the 16.81-acre subject properties from M (Light Industrial) to C-1 (Local Commercial) for development of a shopping center, shown hatched to the right. The approximate location of the 3.53-acre **subject property** is shown in Figure 3, (shaded in orange) which was never developed (located on the east side of Fuller Way).

The area (hatched and unshaded) to the left is the current location of a Publix Shopping Center. Prior to the 1993 rezoning the overall site was developed with buildings and structures used as a paint manufacturing/distributing facility (Dupont Paint Company Plant).

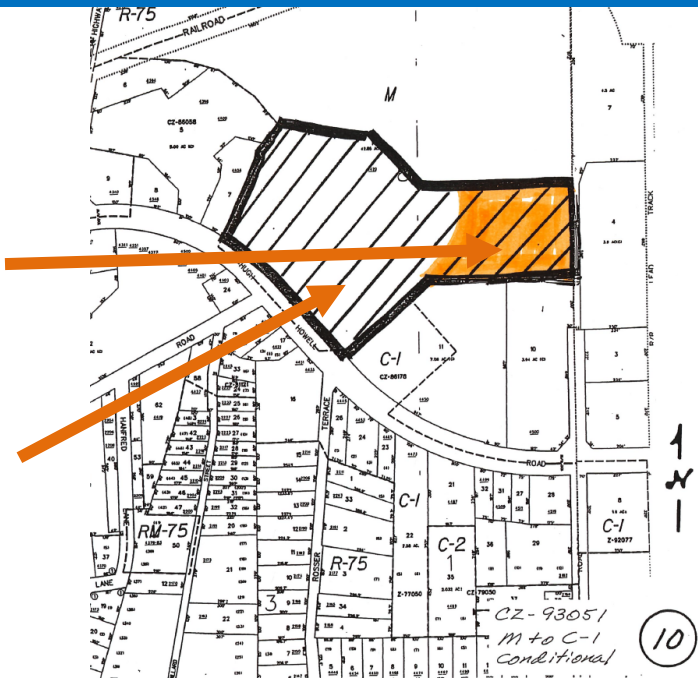


Figure 3: DeKalb County Rezone (CZ-93051) Map

COMMUNITY COUNCIL REVIEW

On September 12, 2018, the applicant presented the land use petition application to the Community Council for a comprehensive plan amendment from Light Industrial to Downtown and a rezoning from C-1 (Local Commercial) to MR-2 (Medium Density Residential-2). Items discussed included the interior layout, target market, and surrounding uses. Additional discussion regarding the development included concerns from the H.B. Fuller Plant Manager relating to the increased automobile traffic which may contribute to a safety hazard with the semi-trailers accessing the H.B. Fuller industrial development from Fuller Way, as well as concern that nearby residents may move to hamper their operations.

NEARBY/SURROUNDING LAND ANALYSIS & ZONING

Adjacent & Surrounding Properties	Zoning (Petition Number)	Current Land Use
Adjacent: West	C-1 (Local Commercial)	Publix Shopping Center
Nearby: Northwest	MR-2 (Medium Density Residential-2)	Apartment complex
Adjacent: North	M (Light Industrial)	Industrial (H.B. Fuller)
Adjacent: South	M (Light Industrial)	Offices, commercial (Heritage Place)
Nearby: South	C-1 (Local Commercial)	Commercial (Shops of Heritage Place)
Adjacent: East	M (Light Industrial)	Industrial (Union Oil Company of CA)

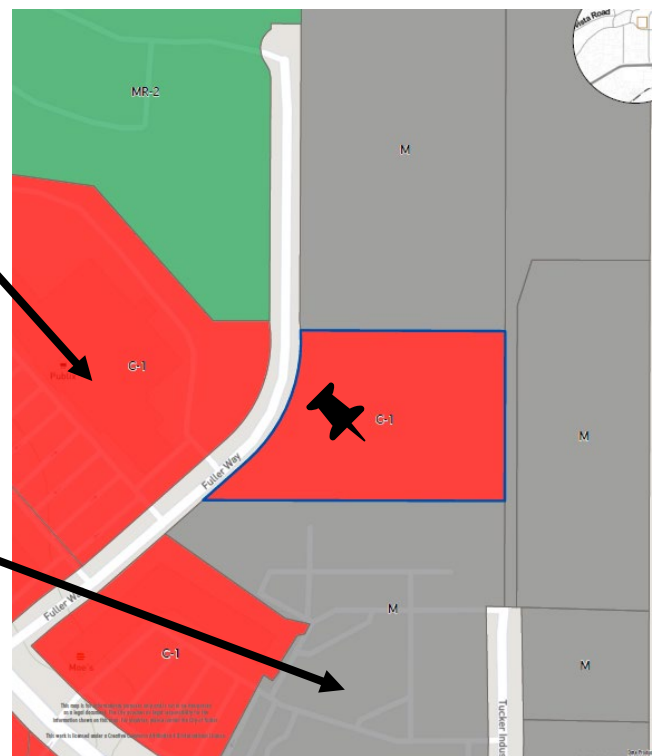


Figure 4: Zoning Map

STREAM BUFFER VARIANCE

If approved, the project would require additional reviews for a local stream buffer variance. The applicant has already received approval (July 2018) from the State of Georgia Environmental Protection Division to encroach on the stream located on the south side of the proposed development. While the state 25' undisturbed buffer was addressed, the city 50' undisturbed buffer and 75' no impervious surface setback will require a separate stream buffer variance. The local stream buffer variance cannot be reviewed as a concurrent variance with the land use petition, as only the Zoning Board of Appeals is authorized to grant this type of variance. If the stream buffer encroachments are not approved, the site plan will need to be changed to remove any townhomes from the buffers at the southern portion of the property.

COMPREHENSIVE PLAN AMENDMENT (CA-18-002)

The applicant is requesting a comprehensive plan amendment from Light Industrial to Downtown. The comprehensive plan amendment needs to be considered first as the zoning ordinance (Sec. 7.3.2) requires consistency between the comprehensive plan and zoning districts. If the comprehensive plan amendment is not approved, the rezoning request cannot be processed as the townhomes in the MR-2 rezoning district are not consistent with the Light Industrial Character Area.

Character areas are important components of the comprehensive planning process because they provide the most readily-understandable framework for land use, zoning and related community development policies and actions. The Georgia Department of Community Affairs (DCA) defines a character area as “a specific geographic area that has unique or special characteristics to be preserved or enhanced, or has potential to evolve into a unique area with more intentional guidance of future development through adequate planning and implementation, or requires special attention due to unique development issues.” The emphasis on character areas is valuable because it allows plan recommendations to be expressed in terms of how individuals experience changes in their community. According to the DCA, “the advantage of a character area plan is its ability to engage issues and people on a close-up, personal scale.”

The City of Tucker adopted the new Tucker Tomorrow Comprehensive Plan in April 2018. Staff notes that the Downtown Character Area designation is a new name for DeKalb County’s Town Center Character Area that was renamed as part of the adoption of the Tucker Tomorrow Comprehensive Plan. The Downtown Character Area shows downtown with its mix of shops and stores, small office buildings, single family homes and denser housing, churches, and civic buildings. As this character area is not currently referenced in the City’s Zoning Ordinance, the Downtown Character Area shall follow the development standards of the Town Center Character area.

After extensive community engagement, research, and analysis, the Tucker Tomorrow team determined that the west side of Fuller Way would be a part of the Downtown Character Area while the east side of Fuller Way would be a part of the Light Industrial Character Area. All Character Areas (with the exception of Institutional) are used as a visioning statement for an area that identifies items such as primary land uses, development strategies, and design considerations. Character Areas speak to the adopted vision of the community as it continues to grow and develop over time.

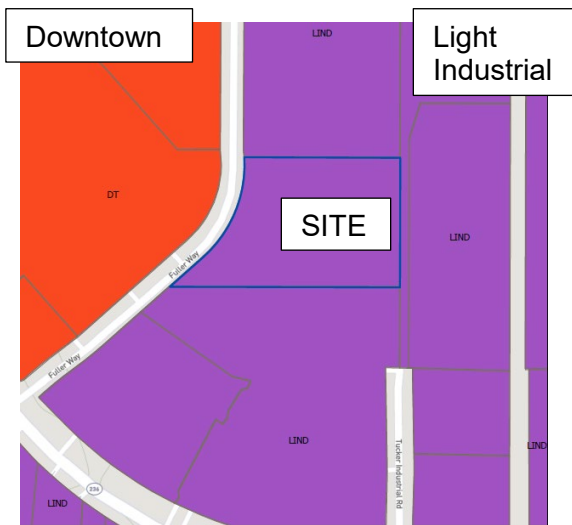


Figure 5: Future Land Use / Character Area

The Light Industrial Character Area is shown in purple on the Future Land Use Map. There are three major industrial areas in the City of Tucker: (1) a relatively small area located on the south side of the Northlake commercial district and close to I-285, (2) an industrial area between Northlake and Downtown on Lawrenceville Highway along the CSX rail line, and (3) the largest industrial area, which the subject property is located in, that borders both sides of Mountain Industrial Boulevard running to the north along North Royal Atlanta Drive and to the south along Ponce de Leon Avenue.

Criteria (standards and factors) for amendments to the comprehensive plan are provided in Section 7.3.4 of the City of Tucker Zoning Ordinance. The applicant is required to address these criteria (see application); below are staff's findings which are independent of the applicant's responses to these criteria.

CRITERIA TO BE APPLIED – COMPREHENSIVE PLAN AMENDMENT

1. Whether the proposed land use change will permit uses that are suitable in consideration of the use and development of adjacent and nearby property or properties.

The subject site is located within a light industrial designated corridor. An industrial business has been at the location to the immediate north for decades and is expected to remain for many years into the future. There is a shopping center to the west and shopping & office to the south. The residential element of the proposal could serve the Downtown Center to the west; however, this will place residential abutting an industrial use.

The intent for the Light Industrial Character Area is to identify areas appropriate for industrial uses. Industrial corridors play a critical role on the jobs/home balance and infringement into industrial areas must be carefully protected. The intrusion of residential in an industrial corridor will create adverse impacts on the residential uses due to the noise and disturbances that are typically associated with the operation of industrial uses, both directly and indirectly. Concern was expressed regarding the incompatibility between the existing industrial use and the proposed residential including safety concerns with increased vehicular traffic impacting the truck traffic from H.B. Fuller.

The subject property is located on the western boundary of the city's Light Industrial area and does abut a portion of the nearby Downtown Character Area (across Fuller Way). If approved, the project would create an isolation effect that produces a disjointed corridor for the industrial property to the immediate north and east. Any changes to the Comprehensive Plan should be done considering the area as a whole, as well as how they relate to natural transition areas. The proposed residential units do not provide a transitional use such as office or adequate buffers

to the pre-existing industrial use to the immediate north or east of the site. A transitional 75-foot buffer would be required on the Industrial zoned property buffering the residential zoned property if the industrial property were undeveloped. The buffer falls on the industrial site, and not the residential site; however, the industrial use and zoning is pre-existing. Additional buffers are recommended to ensure the incompatible uses are lessened, if approved.

Given the existing industrial uses, the strength of the industrial corridor that surrounds the property on two sides, and the recommendations of the Tucker Tomorrow Comprehensive Plan to preserve and expand Tucker's industrial employment base, the proposed land use change is not suitable.

2. Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property or properties.

The proposed land use change may adversely affect the existing use and usability of the adjacent area to the immediate north and east. Land use effects on existing industrial development located on Fuller Way are a primary concern. To a large extent, along the eastern property line of the proposed development, the existing private roadway for the industrial to the immediate north and east is also incompatible with residential development. While the proposed townhome development may provide a complimentary development between the Publix Shopping Center and the mixed office/commercial located to the south, a true transition does not exist because the residential would be sandwiched between commercial/office and industrial. If the Downtown Character Area designation is assigned to this property, it could adversely impact the remaining industrial properties to the north and east. This could set a precedent which would further erode the industrial corridor.

The development of a townhome development on the edge of Downtown Tucker may create more affordable housing within walking distance to Main Street and the surrounding downtown services to the west of the property, as well as generate business for nearby retail establishments.

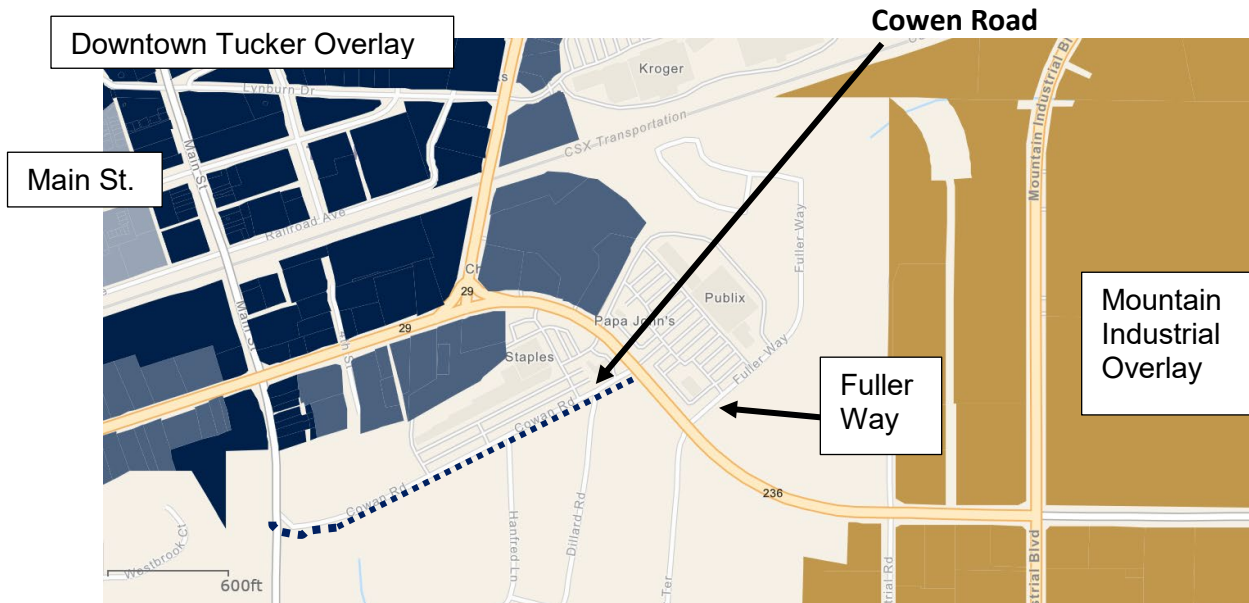
3. Whether the proposed land use change will result in uses which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

The proposed land use change will not cause an excessive and burdensome use of existing streets, transportation facilities, utilities, and schools. A Traffic Impact Study is not required for this application per Section 5.3.4 of the City of Tucker Zoning Ordinance. The impact on school capacity is estimated to be low. If approved, the development associated with the concurrent rezoning is expected to generate 7 students.

4. Whether the amendment is consistent with the written policies in the comprehensive plan text and any applicable small area studies.

The Tucker Tomorrow Comprehensive Plan suggests expanding the Downtown Overlay area to the south, but does not mention expanding it to the east. Page 62, Goal G1, states, "*Consider expansion of the Downtown Overlay District on both sides of Idlewood Road south to Cowan*

Road and on both sides of Cowan Road east to Hugh Howell Road". See diagram below for location of Cowan Road.



The Tucker Tomorrow Comprehensive Plan does state that we should preserve and expand Tucker's Industrial Employment Base. Amending the Comprehensive Plan to remove a large site from the industrial character area would go against this recommendation.

5. Whether there are potential impacts on property or properties in an adjoining government jurisdiction, in cases of proposed changes near county or municipal boundary lines.

There are no known potential impacts on property in adjoining jurisdictions. The location of the proposed ±3.53-acre development is well within the city limits of Tucker, such that it is not close to the unincorporated area of DeKalb County or any other municipality and is therefore unlikely to have a potential adverse impact on adjoining local jurisdictions.

6. Whether there are other existing or changing conditions affecting the use and development of the affected land areas which support either approval or denial of the proposed land use change.

While forecasts by the Atlanta Regional Commission have suggested a "slight turn-around in future manufacturing employment, little activity among manufacturers has been occurring lately"; the relative inactivity of manufacturers in the county constitutes an existing condition that supports the re-designation of the subject property from Light Industrial to Downtown. The property has remained undeveloped for over twenty years as other uses have expanded in this area.

However, an important existing condition is the successful industrial property (operated by H.B. Fuller) due north which is not compatible with the proposed residential development and the strength of Tucker's industrial corridor as a whole. Tucker's industrial corridor has seen tremendous growth in the last few years including the following developments:

- Seefried Industrial constructed a 188,720 square foot warehouse/distribution center
- Stealmart built a new 47,000 square foot expansion
- Underpriced furniture rezoned a property for a 205,862 square foot warehouse/distribution center
- Staff have held preliminary meetings with two different industrial users/sites regarding a 132,000 expansion and a new 171,000 square foot spec building (two different sites)

It

7. Whether there will be an impact on historic buildings, sites, districts or archaeological resources resulting from the proposed changes.

There are no known historic buildings, sites, districts or archaeological resources on the subject properties.

STAFF ANALYSIS

It is not consistent with the Tucker Tomorrow Comprehensive Plan, its adopted Character Area which clearly defines this future use as Industrial and which states we should bolster the economic base and preserve and expand Tucker's Industrial Employment Base. Staff also finds that the proposal for residential development is not suitable in consideration of the use and development of adjacent properties, as the proposal will adversely affect the existing use or usability of adjacent or nearby property.

As the comprehensive plan amendment cannot be supported at this time, Staff cannot recommend that the rezoning be approved as the zoning ordinance does not allow the MR-2 zoning district in the Light Industrial Character Area. Should Mayor and City Council choose to support the Comprehensive Plan amendment to Downtown, the rezoning request could be considered.

In conclusion, staff **recommends denial of CA-18-002** to amend the Character Area from Light Industrial to Downtown.

REZONING (RZ-18-004)

The applicant seeks rezoning from C-1 (Local Commercial) to MR-2 (Medium Residential—2).

Criteria (standards and factors) for rezoning decisions are provided in Section 7.3.5 of the City of Tucker Zoning Ordinance. The applicant is required to address these criteria (see application); below are staff's findings which are independent of the applicant's responses to these criteria.

REZONING - CRITERIA TO BE APPLIED:

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

The subject property is currently located within the Light Industrial Character Area which does not support residential developments such as the one that is proposed. The Industrial Character Areas are largely dedicated to low-intensity manufacturing, wholesale trade, and distribution activities that do not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisances. Primary land uses include light industrial uses, manufacturing, warehouse/distribution, wholesale/trade, automotive uses, and accessory commercial.

The applicant has requested a concurrent application, CA-18-002, to amend the character area designation of the subject property from Industrial to Downtown. The Downtown Character Area supports townhomes, which are listed as a primary use. Should the comprehensive plan amendment be approved the zoning proposal would be in conformity with the policy and intent of the comprehensive plan.

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

Rezoning to MR-2 will allow for a residential development in an area that is surrounded on four sides by non-residential zoned property. The requested MR-2 zoning district is unsuitable in view of the use and development of adjacent and nearby properties. The request essentially introduces a significantly less intense zoning district designation than is appropriate creating a less than desirable transition between an Industrial use and office/commercial use. A typical transition would be industrial to commercial to high density residential.

Staff notes that the property designated Industrial to the immediate south is the location of a commercial / office center. To the north is an industrial zoned parcel that operates 24/7 to produce adhesives. They have been at this location for over 30 years.

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

The subject property has a reasonable economic use as currently zoned. The current zoning designation is Local Commercial (C-1).

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

The lack of transitional zoning will adversely affect the existing use and usability of adjacent and nearby properties as currently used and/or zoned. Specifically, the MR-2 zoning district will affect the more intense industrial company located to the immediate north and east as there will not be an appropriate, transitional step down between the industrial and the proposed development.

A more appropriate transition would be to step the zonings down to ensure the appropriate mix and transition of uses, on all sides of the proposed development such as a commercial zoning designation.

5. 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.

There are no known existing or changing conditions that affect the use and development of the parcel that are a part of this rezoning application.

6. Whether the zoning proposal will adversely affect historic buildings, site, districts, or archaeological resources.

There are no known historic buildings, sites, districts or archaeological resources on the subject properties.

7. 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.

The proposed rezoning will not cause an excessive and burdensome use of existing streets, transportation facilities, utilities, and schools. The proposed unit number did not mandate a traffic impact study as 34 new townhomes will not create a major impact to the existing street. A trip generation study was performed by the applicant to determine the volume of trips that would enter and leave the Fuller Way site, if the development were to be approved. A summary of the afternoon trip generation is below.

Trip Generation Analysis (9th Ed.)								
Fuller Way								
Proposed Plan (Proposed Zoning: MR-2)								
City of Tucker, Georgia								
Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Site Traffic								
230 Residential Condominium/Townhouse	34 d.u.	198	15	3	12	18	12	6
Gross Trips		198	15	3	12	18	12	6

The report from DeKalb County Schools stated that there would be a minimal impact to the school system if the development is constructed. The proposed development would add seven (7) students

to DeKalb schools (2 to Smokerise ES, 2 to Tucker MS, 2 to Tucker HS, 1 to other DeKalb County School District schools). The impact on school capacity is estimated to be low.

DeKalb County Watershed Management (DCWM) reviewed and stated, “this site is located in a capacity restricted area that is also affected by downstream SSOs (spills). The applicant’s engineer will need to submit a Sewer Capacity Evaluation Request” to DCWM. The DCWM review also states, “the applicant will also need to design and submit a Sewer Action Plan for DeKalb County’s most restrictive issues (DRY capacity violation). Approval of this action plan is not guaranteed, as DeKalb County will need to evaluate if the on-site storage option with restrictive flow release is sufficient. DeKalb County staff must ensure that the system can accept the flows at off-peak times (12 mid – 5am ONLY) and only during DRY weather”. Tucker staff notes that all development approvals are contingent on DeKalb County Watershed Management approval.

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

The application has been granted approval by EPD to encroach into the 25-foot state undisturbed buffer. A local stream buffer variance is needed from the City of Tucker. While the site is mostly vegetated with trees, it was clear cut approximately a decade ago so there are no specimen trees.

STAFF ANALYSIS

The proposed development does not meet the intent of the current comprehensive plan designation of the Light Industrial Character Area.

The requested rezoning to MR-2 is not in harmony with the existing zoning and development pattern at this location, creating a discontinuous pattern of zoning and a lack of transition. If approved, the residential development would be surrounded on two sides by existing industrial zoning / uses and commercial/office uses on the other two sides.

Therefore, Staff recommends denial of the requested rezoning.

STAFF RECOMMENDATIONS

Based upon the findings and conclusions herein, Staff recommends:

1. **DENIAL of Comprehensive Plan Amendment CA-18-002**
2. **DENIAL of Rezoning RZ-18-004**

Should the governing bodies choose to approve the requests, Staff recommends that the request be approved subject to the following conditions:

1. The property should be developed in general conformance with the site plan submitted on October 8, 2018 to the Community Development Department, with revisions to meet these conditions.
2. Use of the subject property shall be limited to a 34-unit townhome development (9.6 units/acre).
3. All townhomes shall be rear-loaded.
4. The subject property shall have a mandatory homeowner's association, created by the Developer, that will require, among other things, maintenance of the stream buffer, common open space areas, landscape buffers, and stormwater facilities.
5. A 30-foot landscape buffer shall be installed along the entire length of the north property line. The landscape buffer shall be planted with a mix of evergreens and hardwoods to create a visual screen. The trees shall be installed at ± 10 foot height.
6. A 10-foot landscape buffer shall be installed along the entire length of the east property line. The landscape buffer shall be planted with a mix of evergreens and hardwoods to create a visual screen.
7. A 6-foot privacy fence or wall shall be constructed along the north and east property lines.
8. A safe pedestrian connection shall be provided to the enhanced open space at the southeast portion of the development.
9. Architectural detailing on townhouses shall include:
 - The townhomes shall not be in a single plane, but instead shall have at least a 2' stagger between each unit.
 - The front and rear elevations shall vary from unit to unit to avoid a monotone style and/or color palette.
 - Rear and side windows shall be trimmed similar to the front windows.

- If the base of the rear decks are not constructed out of brick, they shall be constructed out of steel posts with wood or composite trim surrounds. These surrounds shall be painted or stained in a color that is complimentary to the individual unit colors and shall not be left as unfinished wood nor stained to appear as natural wood.
 - The units shall have an 8" or greater frieze board (top of wall, abutting the soffit) to accentuate the trim details.
 - Windows shall be a color to match the color palette of the surrounding house veneer (for example: not white windows in a brown colored unit)
 - Architectural detailing shall occur consistently on all facades.
 - The rear elevation of each set of townhome units shall have at least two distinguishing features which shall include, but are not limited to, enclosed sunrooms, enclosed porches, rear entry door overhangs with decorative brackets, metal decorative railings, and brick privacy walls.
10. The development shall be limited to one (1) full access entrance on Fuller Way. The location of said entrance is dependent on adequate spacing and sight distance, and subject to the approval of the Tucker City Engineer.
 11. Owner/Developer shall install sidewalk along the entire frontage of Fuller Way and the entrance road, as well as along the front elevations of the lots within the development as shown on the submitted rezoning site plan.
 12. A minimum twenty-foot (20') setback is required from the back of curb, or back of sidewalk where applicable, to the face of structure in order to accommodate a parked vehicle in the driveway.
 13. Owner/Developer shall provide detention, water quality, and channel protection in accordance with the Georgia Stormwater Manual. Detention shall be provided for the 1 thru 100-year storm events with no increased runoff. For the purpose of these calculations, the existing runoff rate shall be considered to be a wooded, predeveloped condition.
 14. A stream buffer variance from the Zoning Board of Appeals is required for encroachment into the fifty foot (50') undisturbed buffer and the additional twenty-five foot (25') impervious setback. Owner/Developer shall comply with all conditions of the stream buffer variance from the Environmental Protection Division in the approval letter dated July 23, 2018.
 15. Owner/Developer shall comply with Section 14-39 of the City of Tucker Code of Ordinances concerning tree protection and replacement. A minimum on-site tree density of fifteen (15) units/acre shall be required. Any specimen trees removed during the redevelopment shall require additional tree replacement units as required in the ordinance.

16. Water and sewer approval is required by the DeKalb County Department of Watershed Management. If draining to the existing sewer lift station, it shall be studied to ensure it has the capacity to service the additional flow from the proposed development.
17. Developer shall install some form of green stormwater infrastructure, subject to review and approval during the Land Development Permit process.
18. The homebuilder must inform, in writing, each potential homeowner of the surrounding area uses which include an industrial use that generates significant truck traffic. This traffic, as well as other ancillary affects due to the manufacturing nature of this nearby facility will be shared with all future potential home owners.

DEPARTMENT COMMENTS

DEKALB COUNTY DEPARTMENT OF WATERSHED MANAGEMENT

Please be aware that this site is located in a capacity restricted area that is also affected by downstream SSOs (spills). The engineer will need to submit a Sewer Capacity Evaluation Request (see attached). But, they will also need to design and submit a Sewer Action Plan for our most restrictive issues (DRY capacity violation). Approval of this action plan is not guaranteed, as we need to evaluate if the on-site storage option with restrictive flow release. We must ensure that we can accept the flows at off-peak times (12 mid – 5am ONLY) and only during DRY weather.

DEKALB COUNTY FIRE MARSHAL OFFICE

No Parking signage shall be placed along the access road. Assure that there are no overhead obstructions along the entire access road. Utility plans shall also be included to verify hydrant locations.

DEKALB COUNTY SCHOOL SYSTEM

If approved, this project is projected to add 7 students to DeKalb County School District schools (2 to Smoke Rise ES, 2 to Tucker MS, 2 to Tucker HS, 2 would attend other DeKalb County School).

Schools	Total Capacity	Current Enrollment	Students generated from proposed development
Smoke Rise ES	568	390	2
Tucker MS	1,312	1,171	2
Tucker HS	1,747	1,735	2

LAND DEVELOPMENT

A Traffic Impact Study is not required for this application per Section 5.3.4 of the City of Tucker code of Ordinances. A Trip Generation Evaluation is required.

Comments

1. Curb cut locations and alignments are subject to an approved sight distance plan and the approval of the City of Tucker.
 - a. Ensure that the R/W is cleared of all obstructions that may limit the sight-distance of the driver. This includes at a minimum all trees and/or shrubs and fencing. Coordinate all improvements in the R/W with the City of Tucker and DeKalb County.
 - b. Line of sight must remain entirely in the right-of-way. Additional right-of-way or a permanent easement may need to be dedicated to meet this requirement.
 - c. Curb cut locations shall meet the minimum requirements for spacing and sight distance and are subject to approval by the City of Tucker and DeKalb County.

2. ADA compliant sidewalks are required along Fuller Way, the proposed entrance road, and along the rear of lots as shown on the submitted rezoning site plan.

3. The elimination of the stream buffer requires a variance from the Zoning Board of Appeals.

4. It appears that the existing 60" stormwater pipe will be relocated. The existing drainage easement will need to be relocated or removed with a plat revision. Stormwater modifications are to be approved by the City Engineer.
5. The underground stormwater facility should not be located under the proposed street.
6. Driveway lengths should be a minimum of twenty feet (20') in length in order to park a vehicle in the driveway.
7. Sidewalk along the south side of the proposed entrance road is shown outside of the access easement. The easement should be adjusted to include the sidewalk.
8. Development plans shall meet all the requirements of the City of Tucker Development Regulations, Tree Protection, Erosion & Sedimentation Control, Floodplain, and Stream Buffer Ordinances prior to the issuance of a Land Disturbance Permit.
9. Water and sewer approval is required by the DeKalb County Department of Watershed Management.