



DeKalb County Department of Planning & Sustainability

**330 Ponce De Leon Avenue, Suite 300
Decatur, GA 30030
(404) 371-2155 / plandev@dekalbcountyga.gov**

**Planning Commission Hearing Date: March 02, 2021, 6:30 P.M.
Board of Commissioners Hearing Date: March 25, 2021, 6:30 P.M.**

STAFF ANALYSIS

Case No.: LP-21-1243933 **Agenda #:** N.2
Location/Address: 3581 Rockbridge Rd, Stone Mountain, GA 30083 **Commission District:**4 **Super District:**6
Parcel IDs: 18 011 06 001, 18 011 06 004, 18 011 06 005,
18 011 06 006, 18 011 06 007
Request: Future Land Use Plan Map Amendment
Property Owner(s): Kyle Williams & Williams Teusink, LLC
Applicant/Agent:
Acreage: 4.8 Acres
Existing Land Use: Suburban (SUB)
Proposed Land Use: Neighborhood Center (NC)
Surrounding Properties: Suburban (SUB)
Adjacent Zoning: **North:**MZ (SUB) **South:** R-85 (SUB) **East:** RNC (SUB) **West:** RNC (SUB) **Northeast:** MZ
(Adjacent Land Use): (SUB) **Northwest:** MZ (SUB) **Southeast:** R-85 (SUB) **Southwest:** R-85 (SUB)
Comprehensive Plan:

Consistent

Inconsistent

Proposed Density: 10.7 units/acre

Existing Density: N/A

Proposed Units/Square Ft.: 52 units

Existing Units/Square Feet: N/A

Proposed Lot Coverage: N/A

Existing Lot Coverage: N/A

Companion Application:

The applicant has filed a companion application (Z-21-1243934) to amend the Zoning of the parcel from R-75 (Single-Family Residential) to MR-2 (Medium Density Residential-2).

STAFF RECOMMENDATION:

Attachments:

1. Department and Division Comments
2. Application
3. Site Plan
4. Zoning Map
5. Land Use Plan Map
6. Aerial Photograph

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

APPLICATION TO AMEND COMPREHENSIVE LAND USE PLAN
OF DEKALB COUNTY, GEORGIA

Application No.: _____ Date Received: _____

Applicant's Name: Kyle Williams & Williams Teusink, LLC E-Mail: kwilliams@williamsteusink.com

Applicant's Mailing Address: 309 Sycamore Street, Decatur, GA 30030

Applicant's Daytime Phone #: 404 373 9590 Fax: 404 378 6049

(If more than one owner, attach information for each owner as Exhibit "A")

Owner's Name: See Exhibit A E-Mail _____

Owner's Mailing Address 309 Sycamore Street, Decatur, GA 30030

Owner's Daytime Phone # 404 373 9590 Fax: _____

Address/Location of Subject Property: 3611, 3605, 3599, 3593 and 3518 Rockbridge Road,

District(s): 18 Land Lot(s): 011 Block(s): 06 Parcel(s): 1, 4, 5, 6 & 7

Acreage: 4.882 Commission District(s): 4 & 6

Current Land Use Designation: Sub Proposed Land Use Designation: NC

Current Zoning Classification(s): R-75

PLEASE READ THE FOLLOWING BEFORE SIGNING

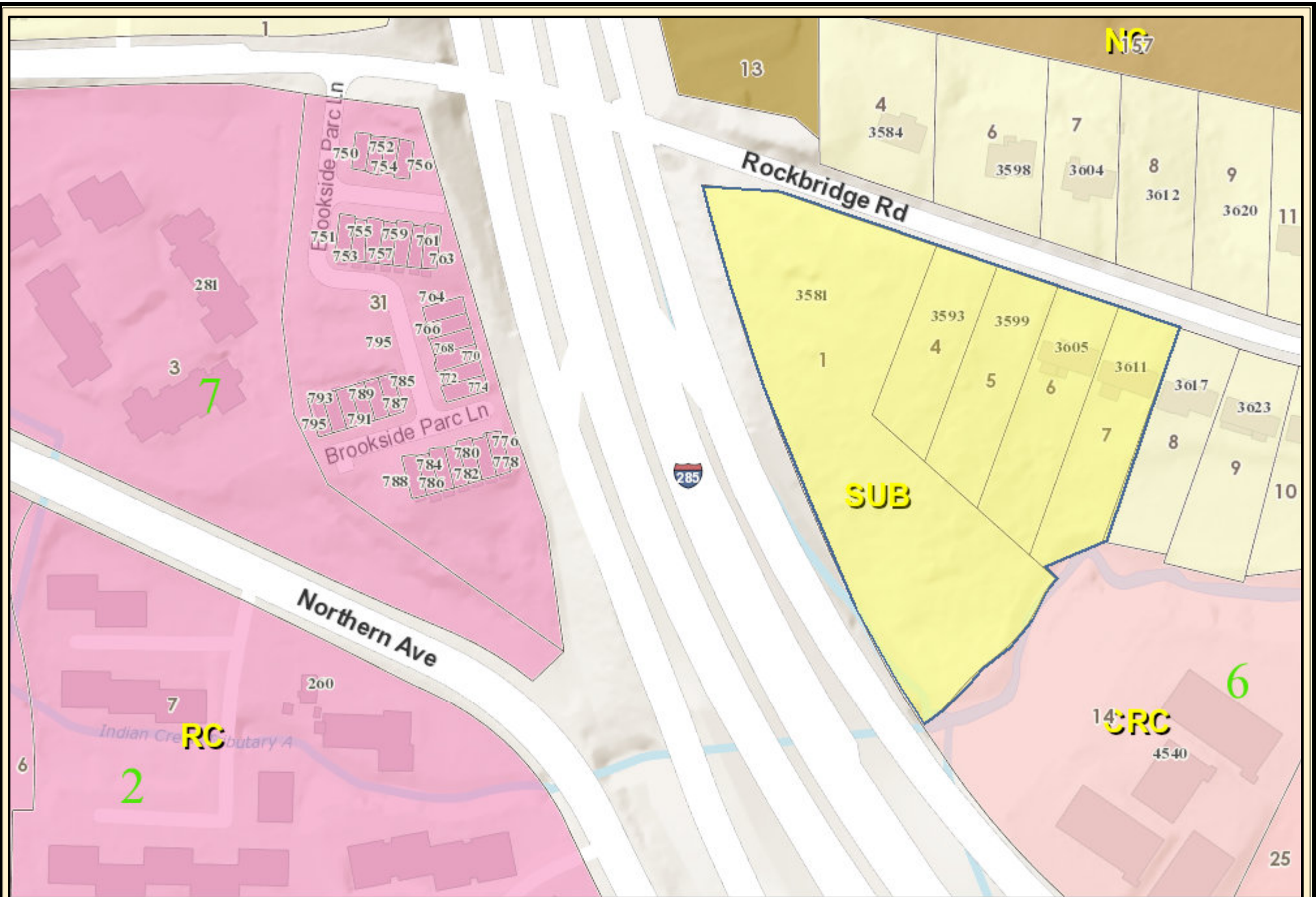
- I. **This application form must be completed in its entirety. In addition, any application that lacks any of the required attachments or payment of the filing fee shall be determined to be incomplete and shall not be accepted.**
- II.
- III. **Disclosure of Campaign Contributions:** In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered: Have you, the applicant, made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes No
- IV.

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

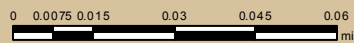
1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

NOTARY PUBLIC [Signature] SIGNATURE OF APPLICANT
 EXPIRATION DATE / SEAL 1/21/23 Check One: Owner Agent 04 / 08 / 2020 DATE



LP-21-1243933 Land Use

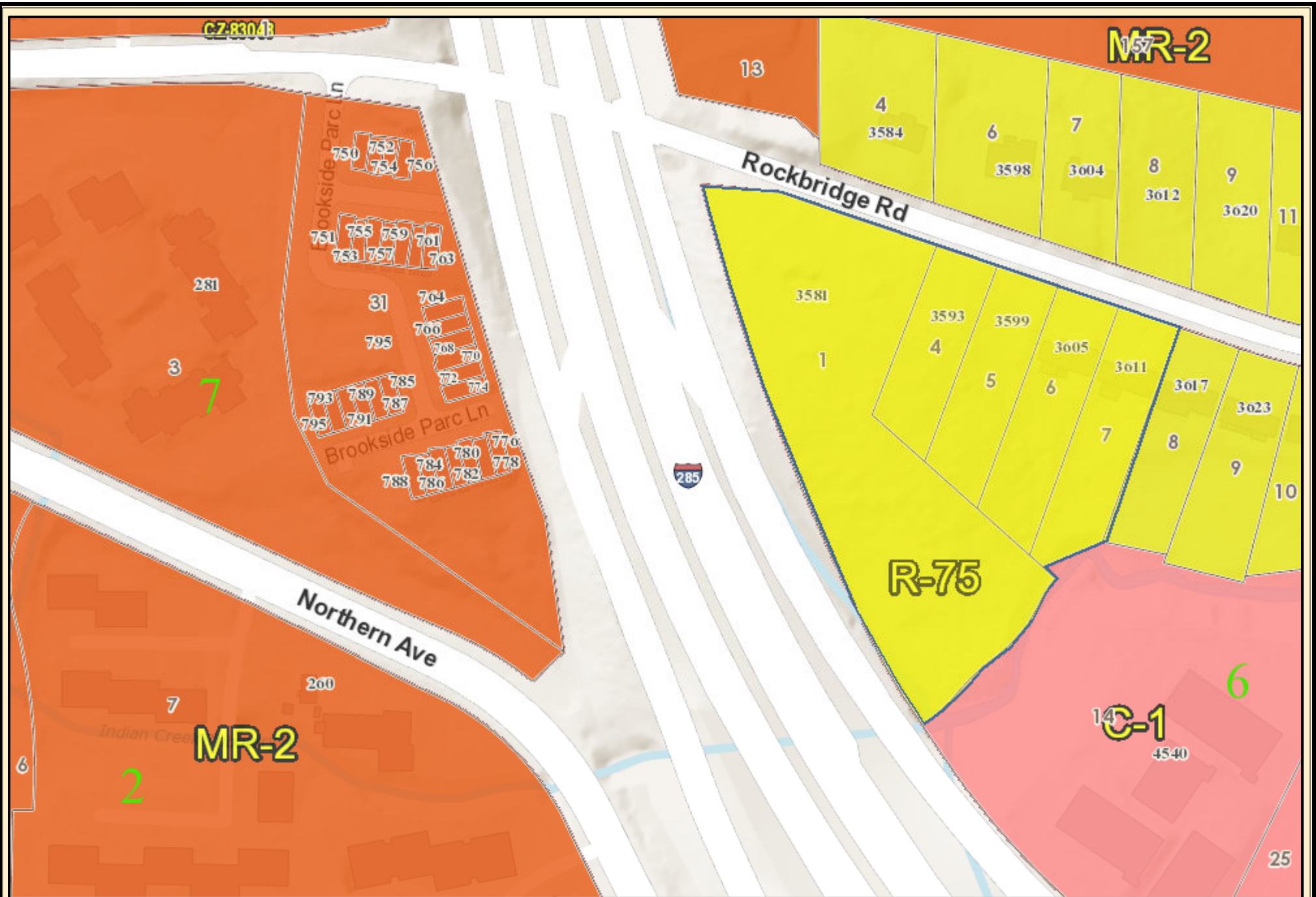


Date Printed: 1/31/2021



DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



C-7-83041

157 MR-2

13

4
3584

6
3598

7
3604

8
3612

9
3620

11

Rockbridge Rd

3581

1

4
3593

5
3599

6
3605

7
3611

8
3617

9
3623

10

R-75

6

14 C-1

4540

25

281

3

7

31

704

795

700

768

770

793

789

785

772

774

795

791

787

776

770

Brookside Parc Ln

784

780

770

788

786

782

778

Northern Ave

7

260

MR-2

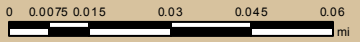
Indian Cree

2

6



LP-21-1243933 Zoning



Date Printed: 1/31/2021



DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.

