

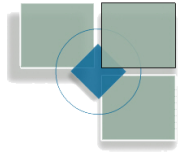


DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500

Decatur, GA 30030

(404) 371-2155 / plandev@dekalbcountyga.gov



Michael Thurmond
Chief Executive Officer

Planning Commission Hearing Date: March 2, 2021

Board of Commissioners Hearing Date: March 25, 2021

STAFF ANALYSIS

Case No.: Z-21-1243934 **Agenda #:** N.3

Location/Address: The south side of Rockbridge Road and the east side of Interstate 285 at 3605, 3611, 3599, 3593, & 3581 Rockbridge Road in Stone Mountain, Georgia. **Commission District:** 4 **Super District:** 6

Parcel ID: 18-011-06-001,18-011-06-004,18-011-06-005,18-011-06-006,18-011-06-007

Request: To rezone properties from R-75 (Single-Family Residential) to MR-2 (Medium Density Residential-2) District to allow for the construction of single-family attached townhomes.

Property Owner: The Williams Boggs Corbin Trust, Thomas and Margaret Corbin, Ahmad Ferida

Applicant/Agent: Kyle Williams

Acreage: 4.8

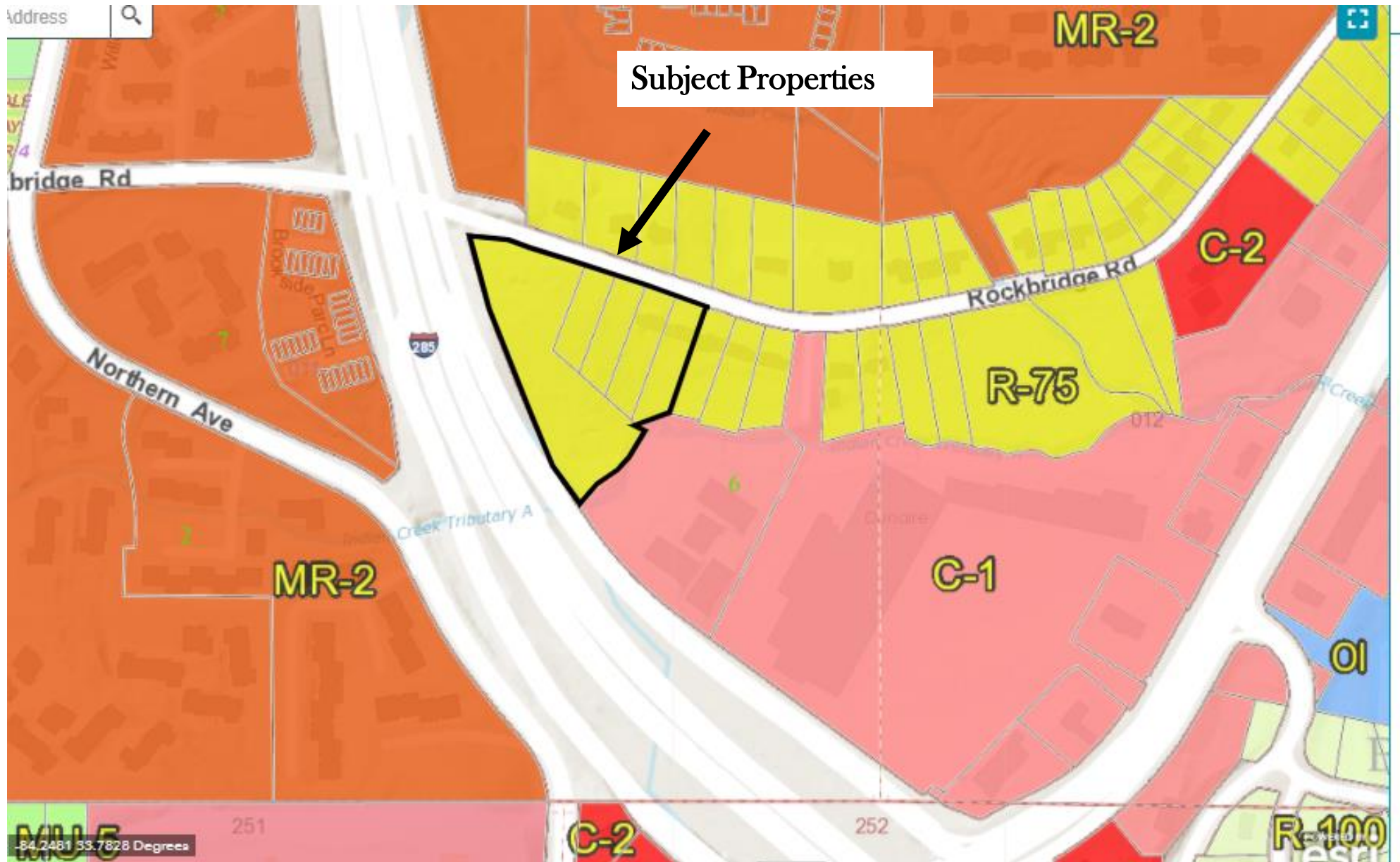
Existing Land Use: Vacant Land and Single-Family homes.

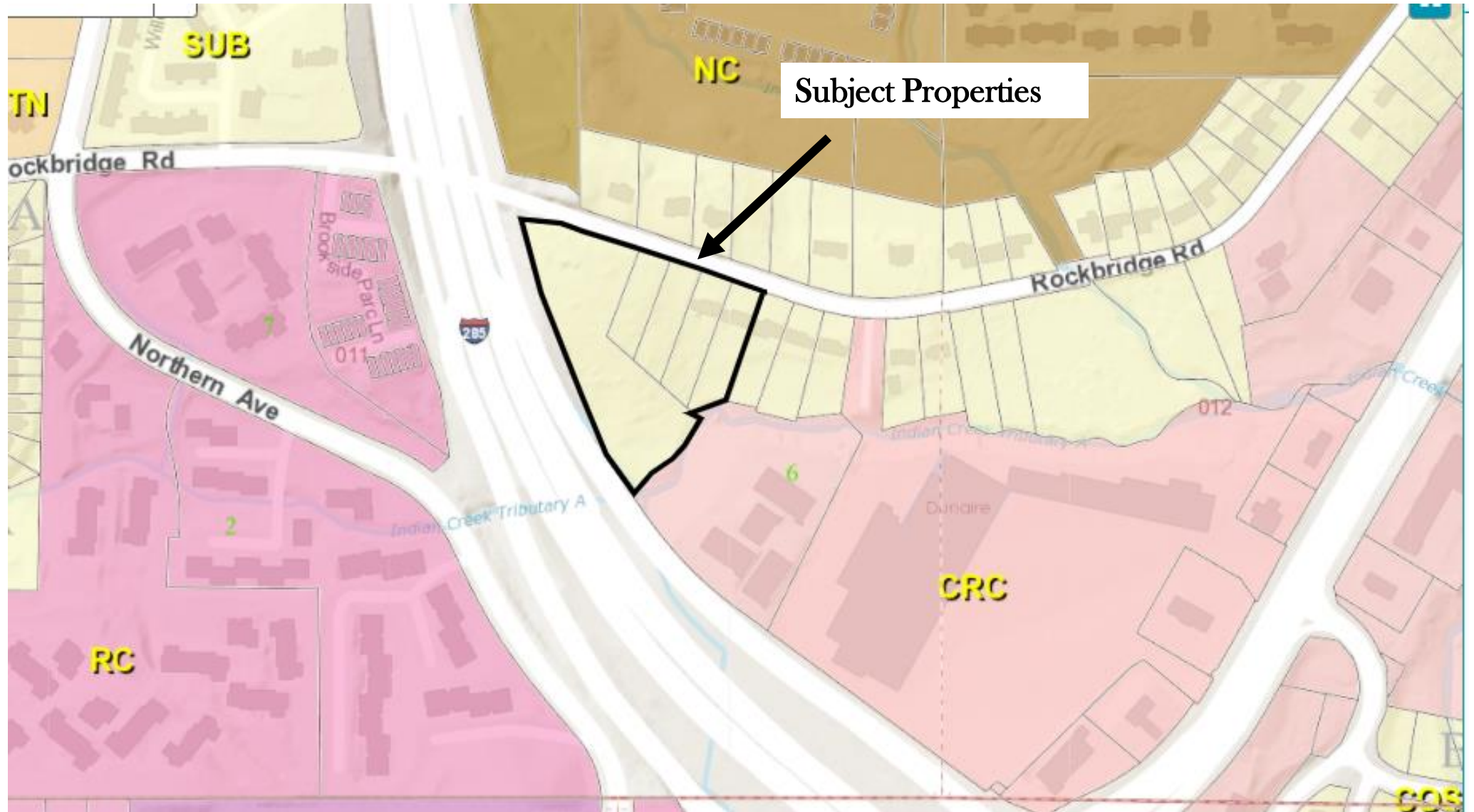
Surrounding Properties: To be investigated

Adjacent Zoning: **North:** R-75 and MR-2 **South:** C-1 **East:** R-75 **West:** NA (Interstate 285)

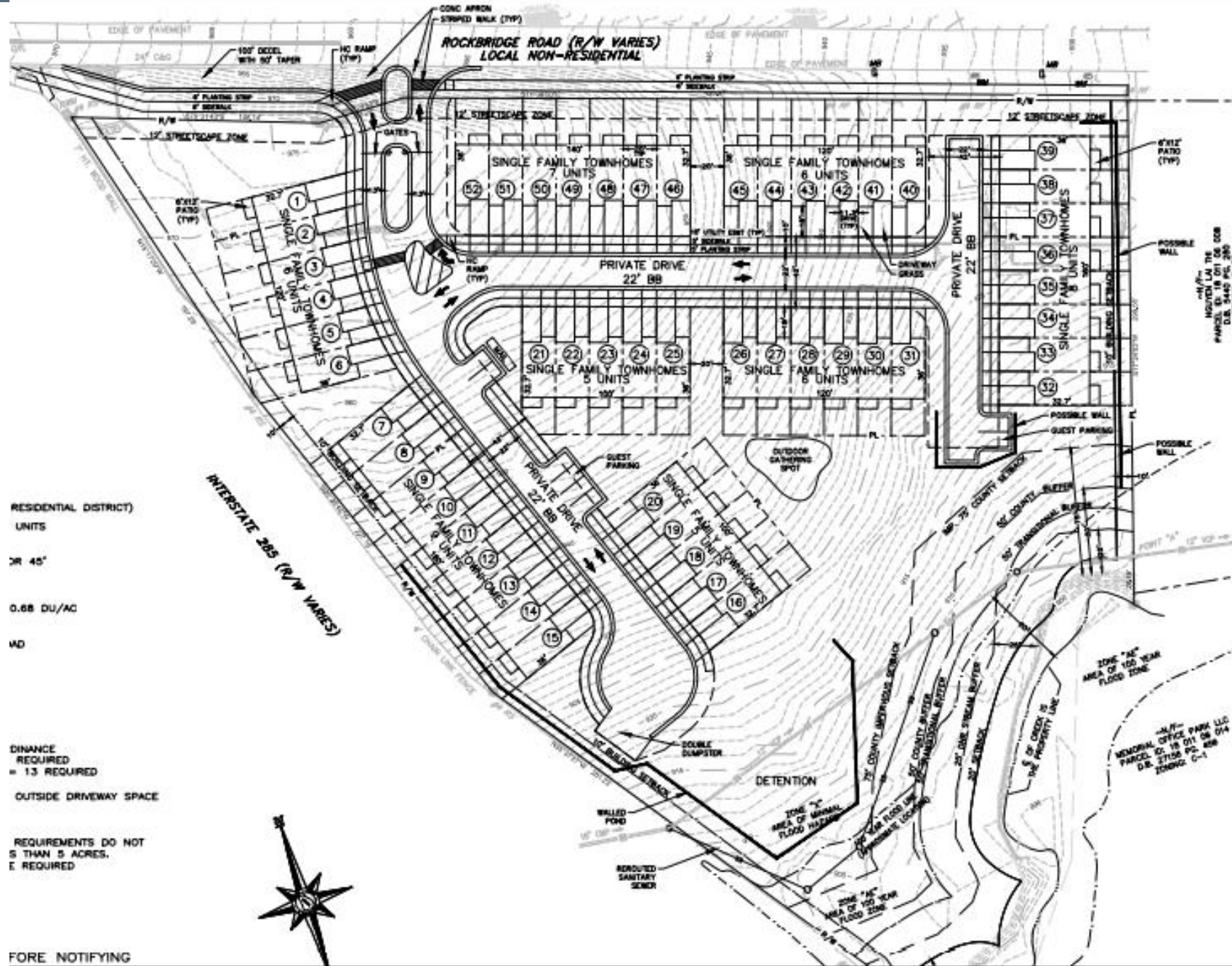
Comprehensive Plan: Proposed NC (Neighborhood Center) **Consistent** **Inconsistent**

Proposed Density: 10.8 units per acre **Existing Density:** NA
Proposed Units/Square Ft.: 52 attached single-family townhomes **Existing Units/Square Feet:** Vacant
Proposed Lot Coverage: NA **Existing Lot Coverage:** NA









RESIDENTIAL DISTRICT)
 UNITS
 DR 45'
 0.68 DU/AC
 AD
 DISTANCE
 REQUIRED
 = 13 REQUIRED
 OUTSIDE DRIVEWAY SPACE
 REQUIREMENTS DO NOT
 S THAN 5 ACRES.
 E REQUIRED



FORE NOTIFYING



REAR ELEVATION

3/16" = 1'-0"



FRONT ELEVATION

3/16" = 1'-0"

APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA

Z/CZ No. _____

Filing Fee: _____

Date Received: _____ Application No.: _____

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

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

Applicant Phone: 404 373 9590 Fax: 404 378 6049

Owner(s): See Exhibit A (If more than one owner, attach as Exhibit "A") E-Mail: _____

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

Owner(s) 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: 06 Parcel(s): 1, 4, 5, 6 & 7

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

Present Zoning Category: R-75 Proposed Zoning Category: MR-2

Present Land Use Category: SUB

PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

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? [X] Yes [] No

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