



404.371.2155 (n)  
404.371.4556 (t)  
DeKalbCountyGa.gov  
Clark Harrison Building  
330 W. Pointe de Leon Ave.  
Decatur, GA 30030

Chief Executive Officer  
Michael Thurnmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

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

Application No.: \_\_\_\_\_ Date Received 6/2/21

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: RC RC (Regional Center Character Area)

Current Zoning Classification(s): R-7.5 (pending Z-21-1243934 to rezone to MR-2 (Medium-Density Residential-2))

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.

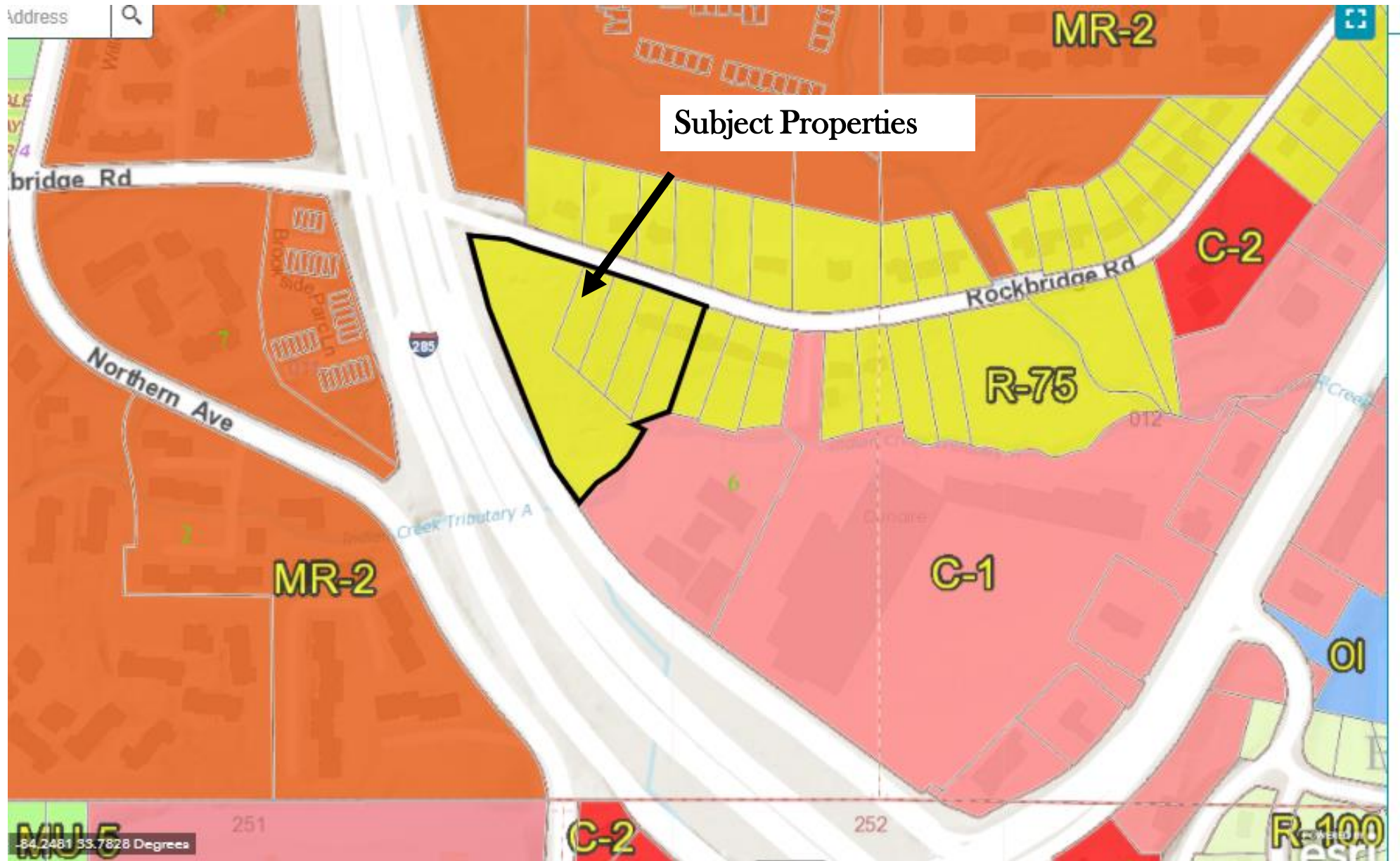
If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

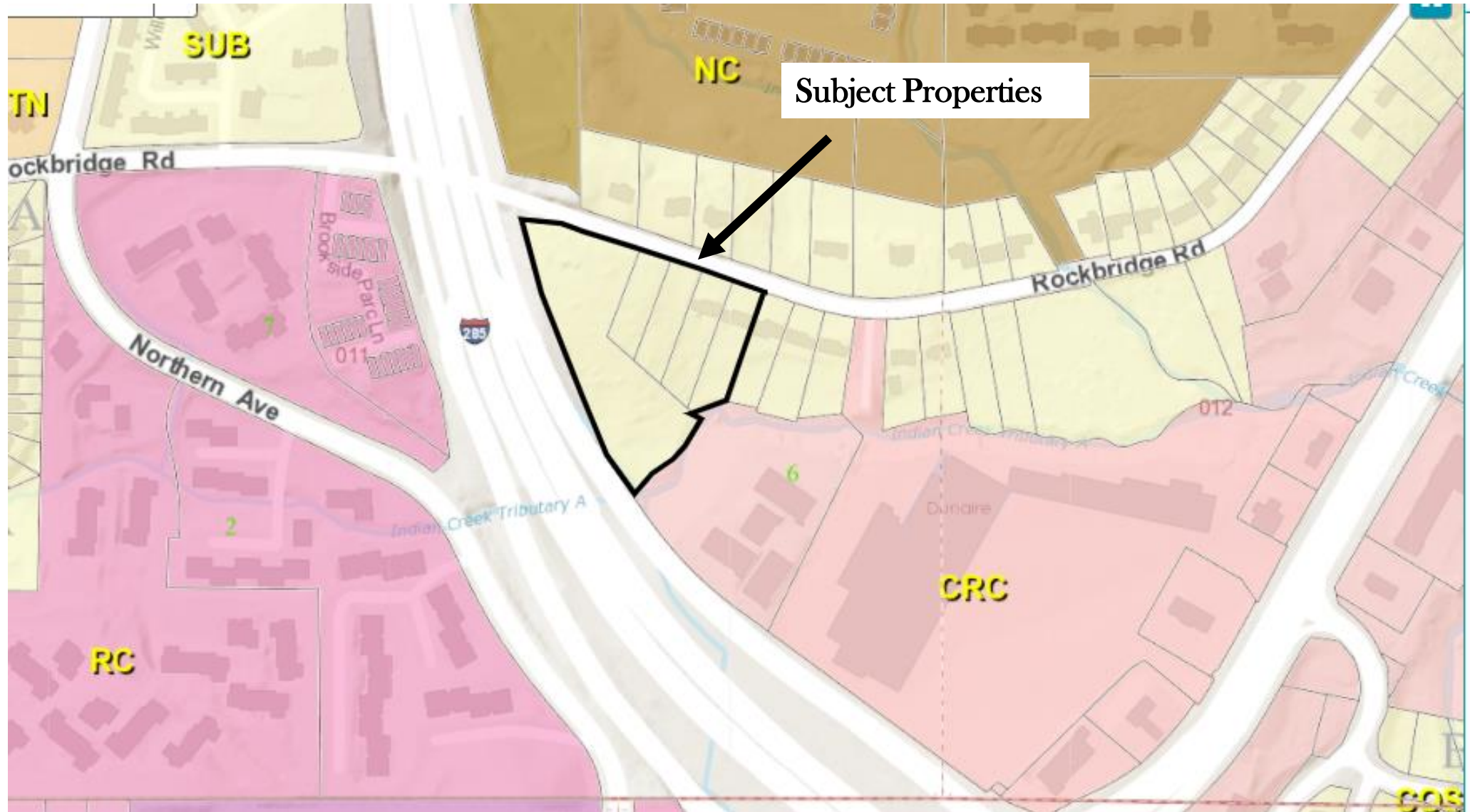
- 1. The name and official position of the local government official to whom the campaign contribution was made.
- 2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

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 OF APPLICANT  
 EXPIRATION DATE / 1/21/23 DATE  
 Check One: Owner \_\_\_\_\_ Agent \_\_\_\_\_ DATE 04/08/2020

*[Handwritten Signature]*  
6-2-21



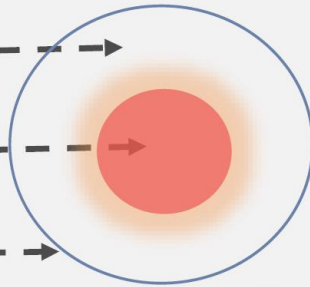


#### Preferred Intensity

Intermediate Ring -Up to 60-90 du/ac  
Height 4-6 Stories

Core Density -Up to 120 du/ac  
Min Height-10 Stories

Outer Ring-Up to 24-60 du/ac  
Max Height-4



Rendering

#### Land Use Guideline & Primary Uses

**Core Area:** The most intense level of density and building heights occur here.90-120 units per acre, Min Height 10 stories.

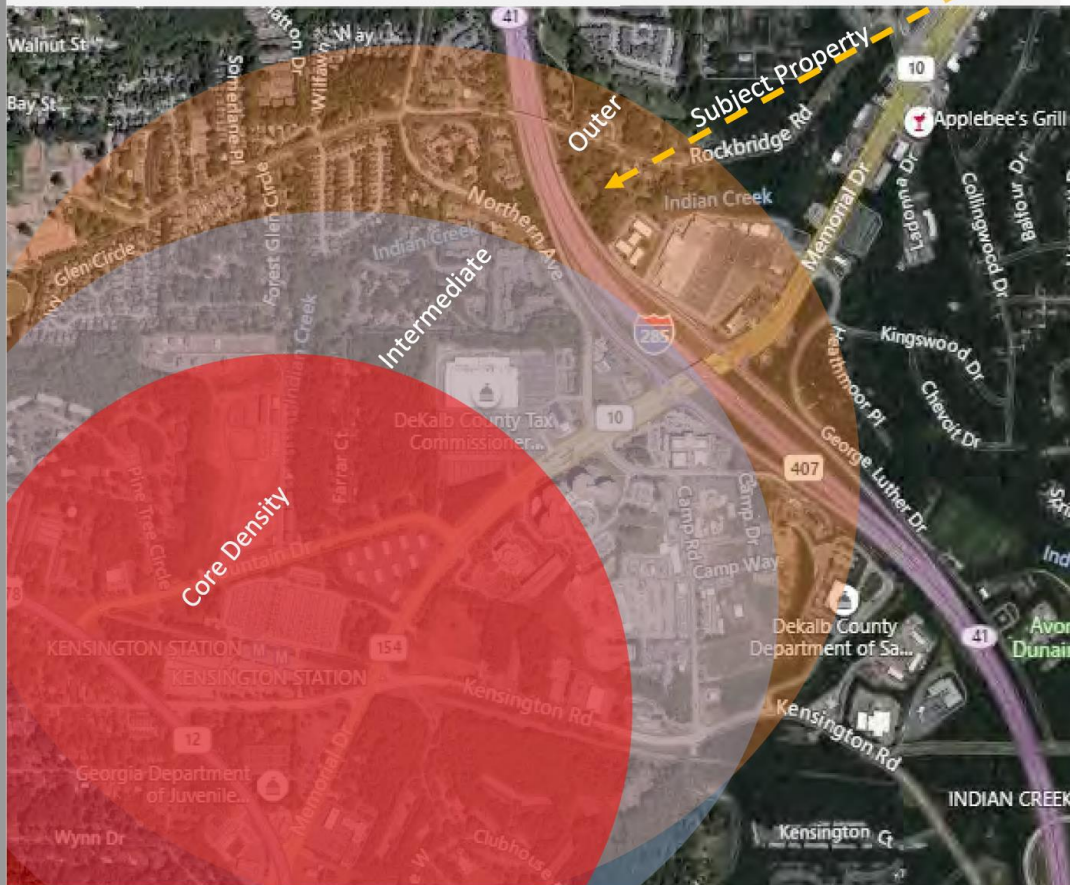
**Primary Uses:** Health Care Facilities • Retail and Commercial • Office • Institutional Uses • Public and Civic Facilities

**Intermediate Area:** This represents a transition of a lesser intense density than the core. Building heights are also lesser than the core.60-90 units per acre,4-8 stories.

**Primary Uses:** • Entertainment and Cultural Facilities • Park and Recreational Facilities • Townhomes • Condominiums • Apartments

**Outer Ring:** The purpose is to transition into single family residential, with enhanced buffers, low density, and lesser building heights than intermediate. 24-60 units per acre,1-3 stories

**Primary Uses:** Townhomes • Condominiums • Apartments



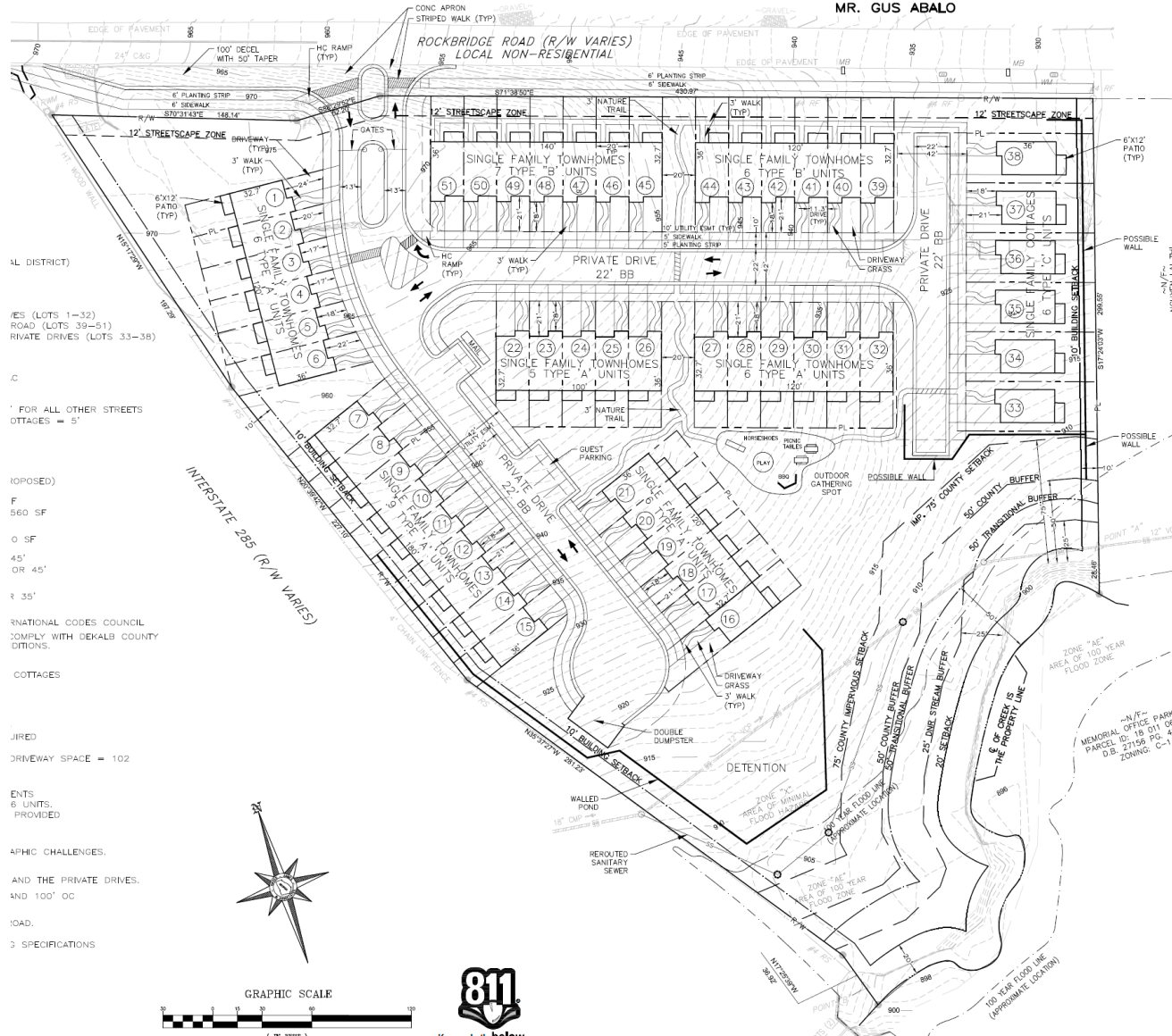


**ENGINEER:**  
 HAYES, JAMES & ASSOCIATES, INC.  
 4145 SHACKLEFORD ROAD SUITE 300  
 NORCROSS, GEORGIA 30093  
 CONTACT: CHRISTIE SIMS/MARK BOND  
 (770) 923-1600

**OWNER/DEVELOPER:**  
 Capturo Properties I, LLC  
 165 CLAREMONT AVE  
 DECATUR, GA 30030  
 CONTACT: GUS ABALO  
 (786) 282-2772

**DO NOT BEGIN CONSTRUCTION BEFORE NOTIF  
 DEKALB COUNTY INSPECTIONS DEPARTMENT A  
 (404) 371-2117.**

**24 HR. EMERGENCY CONTACT:  
 MR. GUS ABALO**



AL DISTRICT)

IES (LOTS 1-32)  
 ROAD (LOTS 39-51)  
 PRIVATE DRIVES (LOTS 33-38)

C

FOR ALL OTHER STREETS  
 COTTAGES = 5'

PROPOSED)

F

560 SF

0 SF

45'

OR 45'

± 35'

NATIONAL CODES COUNCIL  
 COMPLY WITH DEKALB COUNTY  
 CONDITIONS.

COTTAGES

JURED

DRIVEWAY SPACE = 102

ENTS

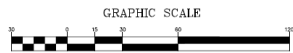
8 UNITS,  
 PROVIDED

PHIC CHALLENGES.

AND THE PRIVATE DRIVES,  
 AND 100' OC

LOAD.

3 SPECIFICATIONS



MEMORIAL OFFICE PARK I  
 PARCEL ID: 18 011 06 0  
 D.B. 27156 PG. 456, 457  
 ZONING: C-1



REAR ELEVATION

3/16" = 1'-0"



FRONT ELEVATION

3/16" = 1'-0"