

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.

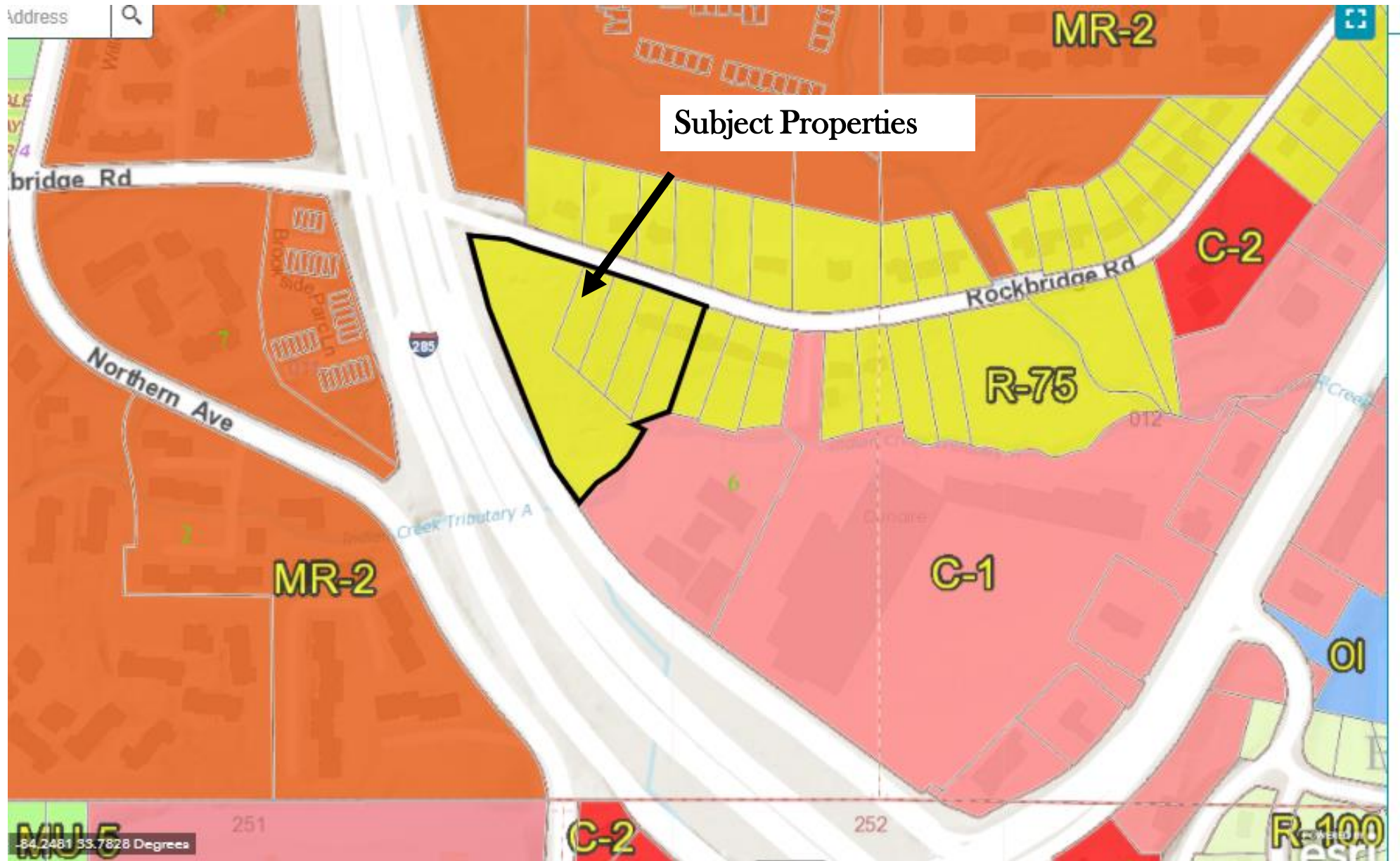
Disclosure of Campaign Contributions

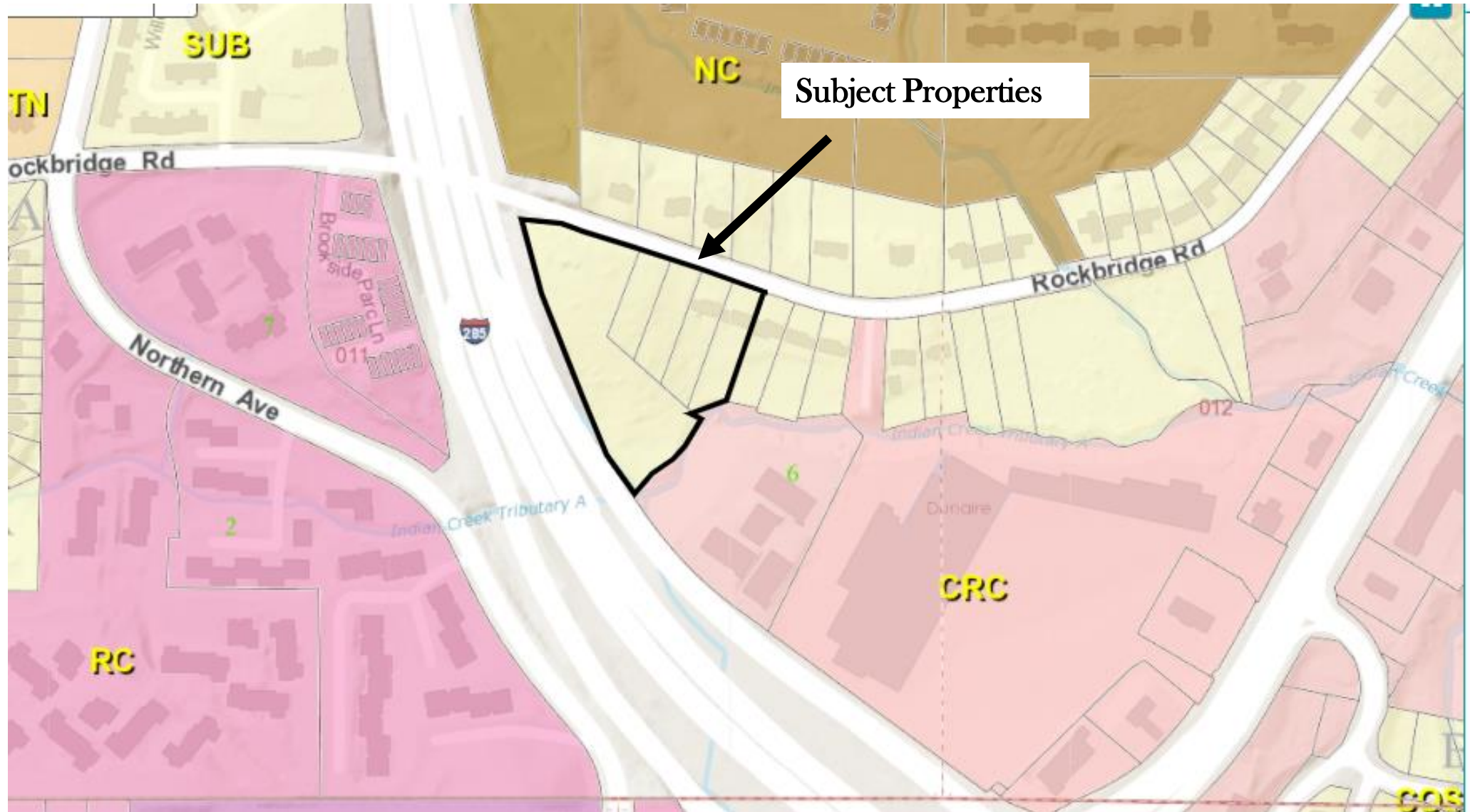
In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

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





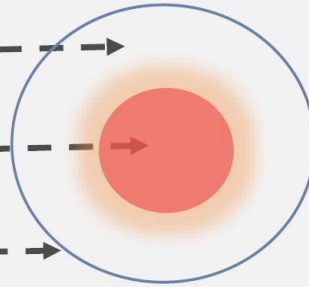


#### Preferred Intensity

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.

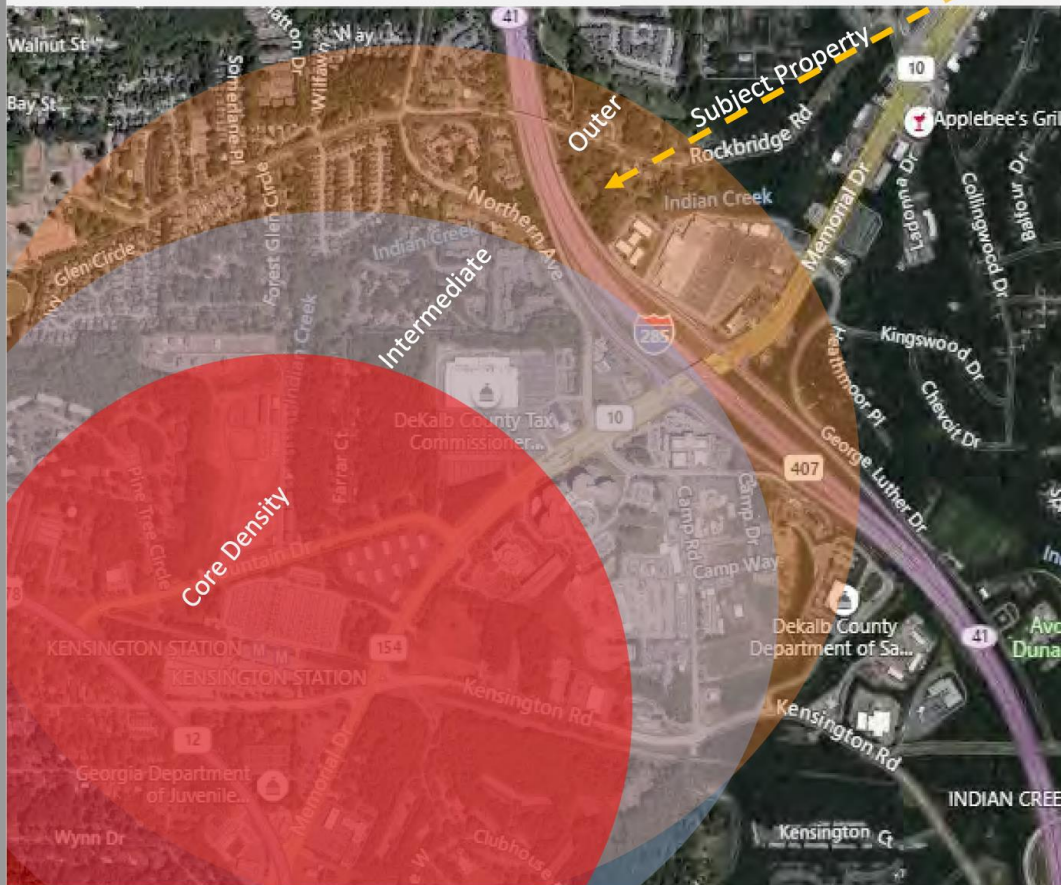
**Primary Uses:** Health Care Facilities • Retail and Commercial • Office • Institutional Uses • Public and Civic Facilities

**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





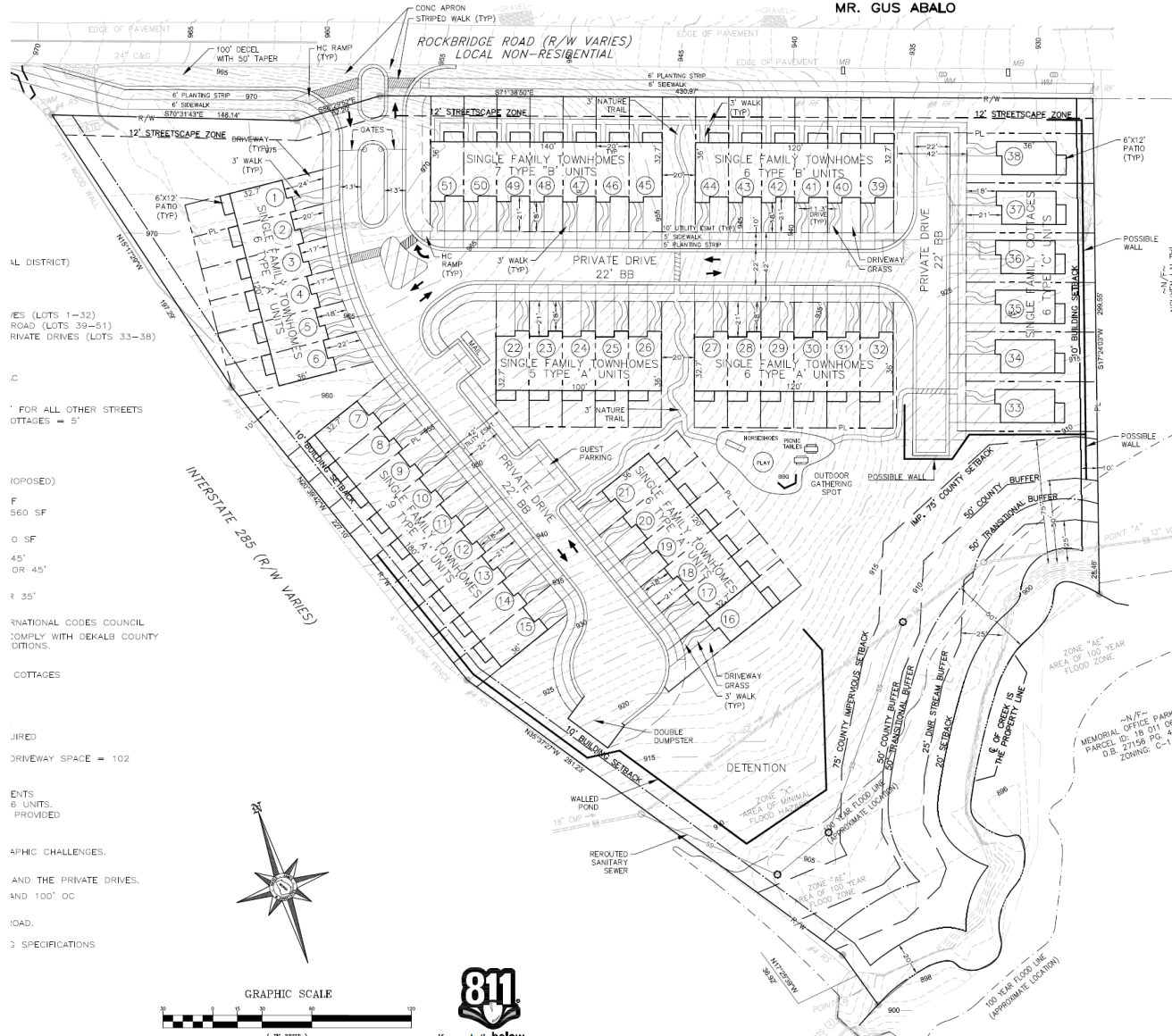


**ENGINEER:**  
 HAYES, JAMES & ASSOCIATES, INC.  
 4145 SHACKLEFORD ROAD SUITE 300  
 NORCROSS, GEORGIA 30093  
 CONTACT: CHRISTIE SIMS/MARK BOND  
 (770) 923-1600

**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'

POSED)

F

560 SF

0 SF

45'

OR 45'

2 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



N/A/F-  
 NEUTEN LAI THE  
 ENGINEER OF RECORD

N/A/F-  
 MEMORIAL OFFICE PARK I  
 PARCEL ID: 18 011 06 0  
 D.B. 27156 PG. 456  
 ZONING: C-1





REAR ELEVATION

3/16" = 1'-0"



FRONT ELEVATION

3/16" = 1'-0"