

**Public Hearing:** YES  NO

**Department:** Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** 4 & 6

**Application of Kyle Williams & Williams Teusink, LLC to rezone properties from R-75 (Residential-Medium Lot-75) District to MR-2 (Medium-Density Residential-2) District to allow for the construction of single-family attached townhomes and single-family cottages, at 3581 Rockbridge Road.**

**PETITION NO:** D4. Z-21-1243934 2021-2110

**PROPOSED USE:** Single-family attached townhomes and single-family cottages.

**LOCATION:** 3581 Rockbridge Road.

**PARCEL NO. :** 18-011-06-001, 18-011-06-004, 18-011-06-005, 18-011-06-006, 18-011-06-007

**INFO. CONTACT:** John Reid, Sr. Planner

**PHONE NUMBER:** 404-371-2155

**PURPOSE:**

Application of Kyle Williams & Williams Teusink, LLC to rezone properties from R-75 (Residential-Medium Lot-75) District to MR-2 (Medium-Density Residential-2) District to allow for the construction of single-family attached townhomes and single-family cottages. The property is located on the south side of Rockbridge Road and the east side of Interstate 285, at 3605, 3611, 3599, 3593, & 3581 Rockbridge Road, Stone Mountain. The property has approximately 623 feet of frontage on Rockbridge Road and contains 4.8 acres.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** June 2021 – Full Cycle Deferral; April 2021 – Full Cycle Deferral; Feb. 2021 - Full Cycle Deferral.

**PLANNING COMMISSION:** July 8, 2021 – Pending. May 6, 2021 – Full Cycle Deferral. March 2, 2021 - Denial.

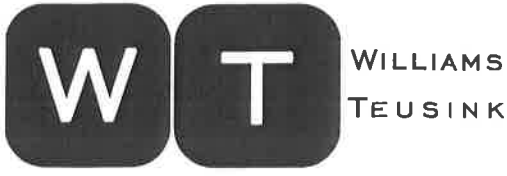
**PLANNING STAFF:** Full Cycle Deferral.

**STAFF ANALYSIS:** There is a companion land use amendment request (See Case LP-21-1243933). Since the July 29th Board of Commissioners meeting, the applicant has amended the companion LP case from Suburban (SUB) to Regional Center (RC) [previously the applicant was requesting Neighborhood Center (NC)]. The request to amend to RC is consistent with the intent of the Memorial Drive Revitalization Corridor Study Small Area Plan (adopted in September 2020). That Plan recommends a Regional Center (RC) Character Area for the subject properties; to incorporate them into the larger Kensington RC character area. The nodal character area concept also includes a tiered intensity ring component. The tiered ring concept provides a step down in intensity and building height from the central core around the Kensington MARTA station on the other side of Interstate 285 (where high-density mixed-use development is desired) to its perimeter. Outside of the core is an inner ring then an outer ring (see attached RC Character Area ring illustration). The subject properties are located in the outer ring. The RC outer ring calls for residential densities up to 24 units per acre, maximum building heights of three stories, and buffers to provide appropriate transitions to the single-family residential areas further east on Rockbridge Road. Since the May 27th Board of Commissioner meeting, the applicant has revised the site plan to provide three-story single-family attached townhomes on the western portion of the site near Interstate 285 transitioning down to two-story single-family detached cottages on the eastern portion of the site located near the

established single-family residential areas for an overall density of 10.6 dwelling units per acre. While the revised plans are consistent with the RC outer ring policies relating to building height, land use, and density, the proposed single-family detached cottages are not in compliance with the Zoning Ordinance, which requires a maximum building height of 1.5 stories (two-stories proposed), clustering of the cottages around enhanced open space (not provided), and have a rear building setback of 20 feet (compliance can't be determined based on submitted site plan). The plans will need to be revised to show compliance with the Zoning Ordinance and maintain consistency with the intent of the RC outer ring policies to provide an appropriate transition to the single-family residential areas to the east. Therefore, it is the recommendation of the Planning & Sustainability Department that the request be "Deferred, Full Cycle" to allow the applicant to revise the site plan to comply with Zoning Ordinance requirements along the eastern edge of the site in one of the following ways: 1. Redesign the single-family cottage homes to be a maximum of 1.5 stories and cluster those units around a pocket park in conformance with enhanced open space requirements of article 5; or 2. Provide a 50-foot undisturbed buffer along eastern property line indicating that existing trees shall be preserved and supplemented with new trees to form an effective visual screen.

**PLANNING COMMISSION VOTE: July 8, 2021 – Pending. May 6, 2021 – Full Cycle Deferral 7-0-1.** LaSonya Osler moved, Jana Johnson seconded for Full Cycle Deferral, per Staff recommendation. Lauren Blaszyk abstained. **March 2, 2021 - Denial 7-2-0.** L. Osler moved, J. Johnson seconded for denial, per Staff recommendation. J. West and P. Womack, Jr. opposed.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: June 2021 – Full Cycle Deferral 13-0-0,** Per the applicant's request to allow sufficient time to revise site plan, taking into account comments from the public and community council from the last round of meetings. **April 2021 - Full Cycle Deferral 12-0-0,** per the applicant's request to allow the site plan to be revised and take into consideration the comments from both the public, Planning Staff, Community Council, and the Commissioners made during the last round of hearings. **Feb. 2021 - Full Cycle Deferral 12-1-0.** There was concern and discussion about traffic impacts on Rockbridge Road, and the Council wanted to see the results and recommendations of a Traffic Impact Study. Additionally, the Council was concerned about how the comprehensive plan update would impact the future land use character area of these properties.



R. Kyle Williams  
Attorney at Law

404.373.9351 Direct Dial  
kwilliams@williamsteusink.com

July 6, 2021

*via Electronic Delivery*

Andrew Baker, Director  
DeKalb County, Georgia  
Department of Planning and Sustainability  
330 West Ponce de Leon Avenue,  
Decatur, Georgia 30030

Re: Case No. Z-21-1243934

**SUPPLEMENTAL APPLICATION TO AMEND OFFICIAL ZONING MAP**

3611 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083  
Tax Parcel Id No. 18 011 06 007

3605 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083  
Tax Parcel Id No. 18 011 06 006

3599 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083  
Tax Parcel Id No. 18 011 06 005

3593 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083  
Tax Parcel Id No. 18 011 06 004

3581 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083  
Tax Parcel Id No. 18 011 06 001

Dear Director Baker:

I represent Ahmad Farida, Thomas and Margaret Corbin, William B. Corbin as Trustee of The William Boggs Corbin Trust, and Captura Properties I, LLC (collectively, "Applicant") in regard to Case No. Z-21-1243934 (the "Application") and companion Case No. LP-21-1243933.

**AMENDED PROPOSED SITE PLAN**

Applicant hereby amends the Application to substitute the enclosed *Rezoning Exhibit – Sheet Number E-1* with a revision date of June 15, 2021 (the "Revised Site Plan") as the proposed site plan for the development and use of the Property as fifty-three (53) attached townhomes at a density of 10.88 dwelling units per acre as detailed and conditioned upon the Revised Site Plan.

Applicant requests rezoning of the Property from R-75 to MR-2 (Medium Density Residential) and an amendment to the Comprehensive Land Use Map classification from Suburban (SUB) to Regional Center (RC) pursuant to companion Case No. LP-21-1243933.

Subsequent to rezoning and prior to any development, the development and use proposed for the Property will require a variance from Section 5.4.5 and Table 5.2 to reduce the required Transitional Buffer along the east yard abutting residential R-75 property 50' to 20'.

**A. DOCUMENTED IMPACT ANALYSIS UNDER SEC. 27-7.3.5**

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

Companion Case No. LP-21-1243933 requests an amendment to the Comprehensive Land Use Map classification from Suburban (SUB) to Regional Center (RC) character area. Amending the Comprehensive Land Use Map classification of the Property to RC is consistent with the intent of the *Memorial Drive Revitalization Corridor Study Small Area Plan* adopted in September 2020. The *Memorial Drive Revitalization Corridor Study Small Area Plan* includes the Property as a part of the Gateway West area at the western end of Memorial Drive corridor and within the broader Kensington LCI Regional Center character area. The *Memorial Drive Revitalization Corridor Study Small Area Plan* details that the “vision for this part of the corridor” is for “an urban center to include a mix of land uses.”

The Property is located within the Outer Ring of the *Preferred Intensity Concept* from the Core Area of the Kensington LCI Regional Center character area and Kensington MARTA Station. The purpose of this Outer Ring “is to transition into single family residential, with enhanced buffers, low density, and lesser building heights than the adjoining Intermediate Area. The primary uses within this Outer Ring are Townhomes, Condominiums, and Apartments with a recommended density of 24 – 60 dwelling units per acre.

The proposed development and use navigate difficult site conditions, including existing flood plain, stream buffers, and significant grade changes in the rear or south yard of the Property to propose a compromise fifty-three (53) attached townhome residential development that fulfills the *Memorial Drive Revitalization Corridor Study Small Area Plan* and balances the transition to the nearby residential R-75 properties to the east along Rockbridge Road.

**B. 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.**

The proposed rezoning of the Property will permit development of a higher density single family townhouse that is suitable in view of the use and development of adjacent and nearby property and fulfills the *Memorial Drive Revitalization Corridor Study Small Area Plan*. The Property abuts and adjoins to the north the medical office park known as “Memorial Perimeter Office Park” and located at 4540 – 4544 Memorial Drive, Stone Mountain, DeKalb County, Georgia 30032. The highly commercial corridor along Memorial Drive at Interstate 285 is to the immediate south of the Property and includes restaurants, service and retail, commercial offices, and governmental services, including DeKalb County Watershed Management, DeKalb County Jail and Sheriff’s Office, and DeKalb County Tax Commissioner.

The Property is within one and half (1 ½) miles of the Kensington MARTA Station and the Kensington Station Redevelopment Concept Vision.

The Property is centrally located within the highly trafficked commercial area at the intersection of Memorial Drive and Interstate 285. The Property is within one and a half (1 ½) miles of the MARTA Kensington Station. The surrounding area is a mix of governmental, commercial, retail, and other non-

residential uses. However, the immediate surrounding area is lacking in high density residential uses.

The adjacent and adjoining properties on Rockbridge Road to the east and northeast of the Property are zoned R-75 (Residential Medium Lot-75) District with an Existing Land Use classification of Suburban based upon the Comprehensive Land Use Map. The adjacent and adjoining properties to the north and west of the Property are zoned MR-2 (Medium Density Residential) with Existing Land Use classifications of Neighborhood Center (NC) and Regional Center (RC). The adjacent and adjoining property to the southeast is a C-1 (Local Commercial) District with an Existing Land Use of Commercial Redevelopment Corridor (CRC).

The proposed rezoning would allow for a higher density residential development that would complement and better serve the existing non-residential commercial and office uses. The proposed rezoning and development would serve as a catalyst for other residential redevelopment adjacent to and within the Kensington LCI Regional Center character area. The proposed rezoning and development would allow for a trans-oriented development near the MARTA Kensington Station that is sought by the *Memorial Drive Revitalization Corridor Study Small Area Plan*.

More importantly, the current zoning of the Property as R-75 (Residential Medium Lot-75) is obsolete as it is not economically feasible or desirous that the Property be used as a single-family house as currently zoned. Only two (2) detached single family residential structures have been built on the nearly five (5) acres of land due to the close proximity to Interstate 285 and the existing non-residential commercial and office uses. The remainder of the Property is vacant and unimproved.

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

The current zoning of the Property as R-75 (Residential Medium Lot-75) is obsolete as it is not economically feasible or desirous that the Property be used as a single-family house as currently zoned. Only two (2) detached single family residential structures have been built on the nearly five (5) acres of land due to the close proximity to Interstate 285 and the existing non-residential commercial and office uses. The remainder of the Property is vacant and unimproved.

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

As detailed in Sections A and B above, the proposed rezoning is consistent with and will not adversely affect the existing use or usability of adjacent and nearby properties and fulfills the *Memorial Drive Revitalization Corridor Study Small Area Plan*.

**E. 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.**

The *Memorial Drive Revitalization Corridor Study Small Area Plan* includes the Property as a part of the Gateway West area at the western end of Memorial Drive corridor and within the broader Kensington LCI Regional Center character area. The *Memorial Drive Revitalization Corridor Study Small Area Plan* details that the “vision for this part of the corridor” is for “an urban center to include a mix of land uses.”

The Property is located within the Outer Ring of the *Preferred Intensity Concept* from the Core Area of the Kensington LCI Regional Center character area and Kensington MARTA Station. The purpose of this Outer Ring “is to transition into single family residential, with enhanced buffers, low density, and lesser building heights than the adjoining Intermediate Area. The primary uses within this Outer Ring are Townhomes, Condominiums, and Apartments with a recommended density of 24 – 60 dwelling units per acre.

The recently adopted *Memorial Drive Revitalization Corridor Study Small Area Plan* supports the proposed development and use of the Property with an increased density as part of the Outer Ring of the *Preferred Intensity Concept* from the Core Area of the Kensington LCI Regional Center character area and Kensington MARTA Station.

**F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.**

The proposed rezoning will not adversely affect historic buildings, sites, districts, or archaeological resources. The Property is currently improved with two (2) small, detached single-family residential structures with the majority of the 4.87 acre site being undeveloped and vacant.

**G. 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 result in a use which will or could cause an excessive or burdensome use of exiting streets, transportation facilities, utilities, or schools. The Property is well served by existing streets, transportation facilities, and utilities within the immediate surrounding areas located at the intersection of Interstate 285 and Memorial Drive. The proposed townhome community will not impact existing schools as such do not typically attract families with school age children given the unit size and lack of community amenities such as swimming pools. The existing infrastructure is more than sufficient to support the proposed residential development.

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

The proposed rezoning will not adversely impact the environment or surrounding natural resources. Instead, the proposed development and use will protect and preserve the stream, stream buffers, and flood plains while connecting trails, community amenity space, and streetscape zones for the residents and guests.

**ADDITIONAL SUPPORTING DOCUMENTATION**

1. *Rezoning Exhibit – Sheet Number E-1* with a revision date of June 15, 2021;
2. *Rockbridge Townhomes* (Color Site Plan);
3. *Rockbridge Road Proposed Development*, Unit A – Parcels 1 thru 40 (Conceptual Elevation Plans);

4. *Rockbridge Road Proposed Development*, Unit B – Parcels 41 thru 53 (Conceptual Elevation Plans);
5. *Rockbridge Road Proposed Development*, Typ, Building Side Elevation (Conceptual Elevation Plans);
6. *Preferred Intensity Concept* map of the Kensington LCI Regional Center depicting Property; and,
7. *Future Development Guidelines* from DeKalb County Long Range Planning Staff Analysis of the Kensington LCI Regional Center depicting Property.

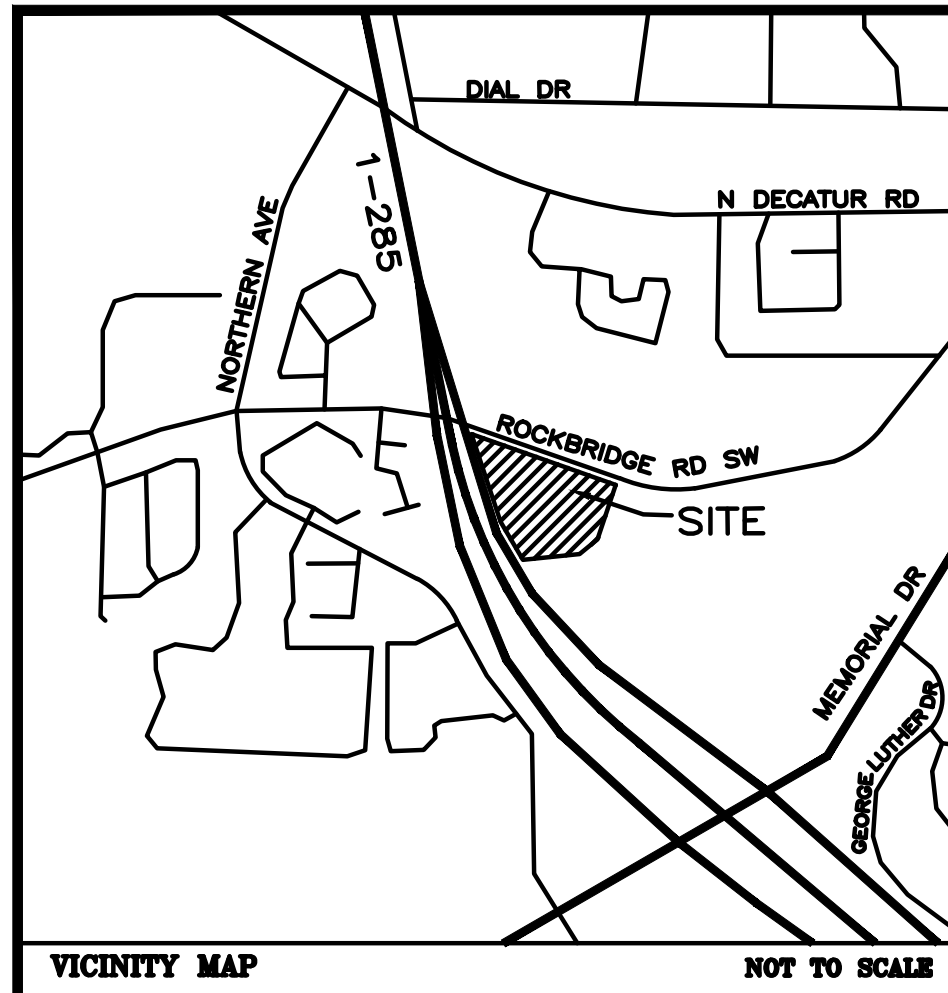
I appreciate consideration of this Application. Please do not hesitate to contact me with any questions or request for additional information or documentation.

Sincerely,

  
R. Kyle Williams

Encl.

RKW/saa

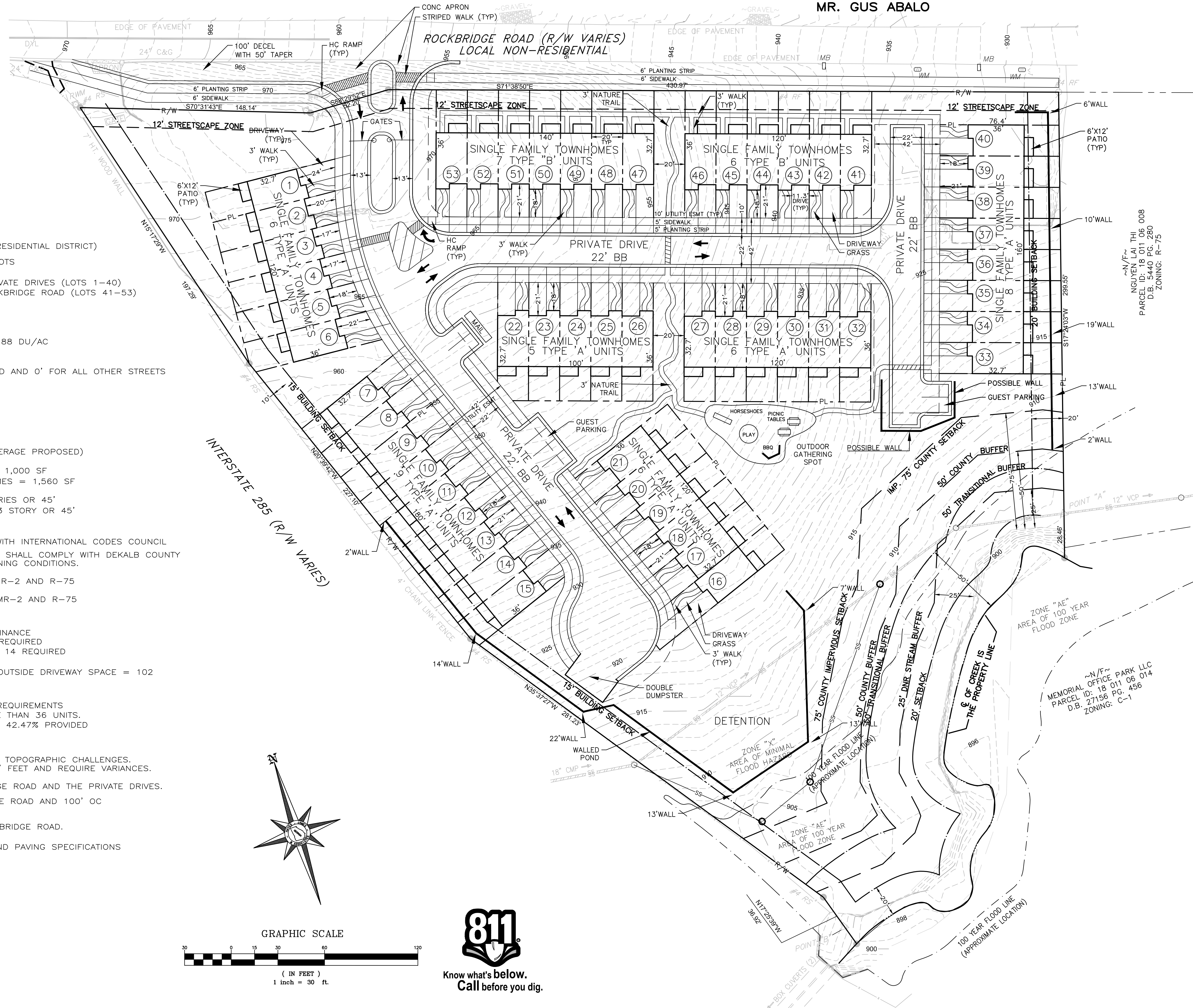


ENGINEER:  
 HAYES, JAMES & ASSOCIATES, INC.  
 4145 SHACKLEFORD ROAD SUITE 300  
 NORCROSS, GEORGIA 30093  
 CONTACT: CHRISTIE SIMS/MARK BOND  
 (770) 923-1600

OWNER/DEVELOPER:  
 captura properties I, LLC  
 160 CLAIREMONT AVE  
 DECATUR, GA 30030  
 CONTACT: GUS ABALO  
 (786) 282-2772

DO NOT BEGIN CONSTRUCTION BEFORE NOTIFYING  
 DEKALB COUNTY INSPECTIONS DEPARTMENT AT  
 (404) 371-2117.

24 HR. EMERGENCY CONTACT:  
 MR. GUS ABALO



PROJECT SITE = 4.87 ACRES  
 PROJECT ADDRESS IS ROCKBRIDGE ROAD  
 EXISTING ZONING = R-75  
 PROPOSED ZONING = MR-2 (MEDIUM DENSITY RESIDENTIAL DISTRICT)  
 PROJECT USE IS 53 SINGLE FAMILY ATTACHED LOTS

TYPE A UNITS ARE FRONT ENTRY AND FACE PRIVATE DRIVES (LOTS 1-40)  
 TYPE B UNITS ARE REAR ENTRY AND FACE ROCKBRIDGE ROAD (LOTS 41-53)

12 DU/AC ALLOWED IN MR-2  
 DU/AC FOR 4.87 AC = 58.44 DU/AC MAX  
 PROPOSED DU/AC FOR PROJECT 4.87 AC = 10.88 DU/AC  
 (53 RESIDENTIAL UNITS)

FRONT SETBACK = 10' ALONG ROCKBRIDGE ROAD AND 0' FOR ALL OTHER STREETS  
 SIDE SETBACK FOR SFA TOWNHOMES = 0'  
 SIDE CORNER SETBACK ALONG I-285 = 10'  
 REAR SETBACK = 15' FOR INDIVIDUAL LOTS  
 REAR SETBACK = 20'

MINIMUM LOT/UNIT WIDTH = 20'  
 MINIMUM LOT AREA = 1,000 SFT  
 MAXIMUM LOT COVERAGE = 85% (60% LOT COVERAGE PROPOSED)

MINIMUM REQ UNIT SIZE OF BUILDINGS (SFA) = 1,000 SF  
 PROPOSED MIN UNIT SIZE OF SFA TOWNHOMES = 1,560 SF

MAXIMUM HEIGHT OF BUILDINGS (SFA) = 3 STORIES OR 45'  
 PROPOSED HEIGHT OF SFA TOWNHOMES = 3 STORY OR 45'

MAXIMUM BUILDING LENGTH = 200'  
 SPACING OF BUILDINGS SHALL BE CONSISTENT WITH INTERNATIONAL CODES COUNCIL  
 ALL BUILDING FACADES (DESIGN AND MATERIALS) SHALL COMPLY WITH DEKALB COUNTY  
 CODE REQUIREMENTS OR AS DICTATED BY REZONING CONDITIONS.

50' TRANSITIONAL BUFFER REQUIRED BETWEEN MR-2 AND R-75  
 OR C-1 ZONING  
 NO TRANSITIONAL BUFFER PROPOSED BETWEEN MR-2 AND R-75  
 VARIANCE REQUIRED

PARKING SPACES BASED ON MR-2 ZONING ORDINANCE  
 RESIDENTIAL = 1.5 SPACES X 53 UNITS = 80 REQUIRED  
 GUEST PARKING = 0.25 SPACES X 53 UNITS = 14 REQUIRED  
 TOTAL PARKING REQUIRED = 94  
 EACH UNIT HAS A ONE CAR GARAGE AND ONE OUTSIDE DRIVEWAY SPACE = 102  
 ADDITIONAL GUEST SPACES = 8  
 TOTAL PARKING PROVIDED = 110

ARTICLE 27-5.5.1B STATES THAT OPEN SPACE REQUIREMENTS  
 APPLY TO RESIDENTIAL SUBDIVISIONS WITH MORE THAN 36 UNITS.  
 THIS SITE HAS 4.87 ACRES - 15% REQUIRED 42.47% PROVIDED

NEW SIDEWALKS TO BE PROVIDED = 3,478 LF

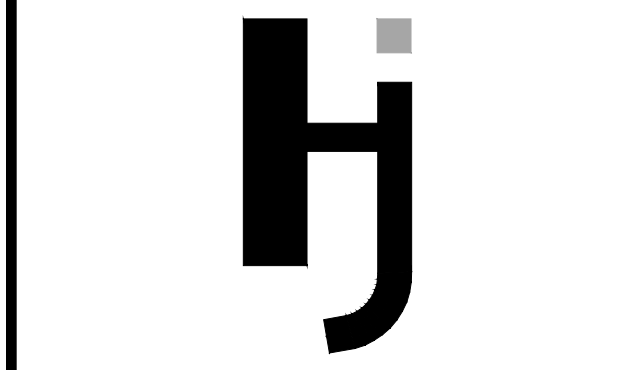
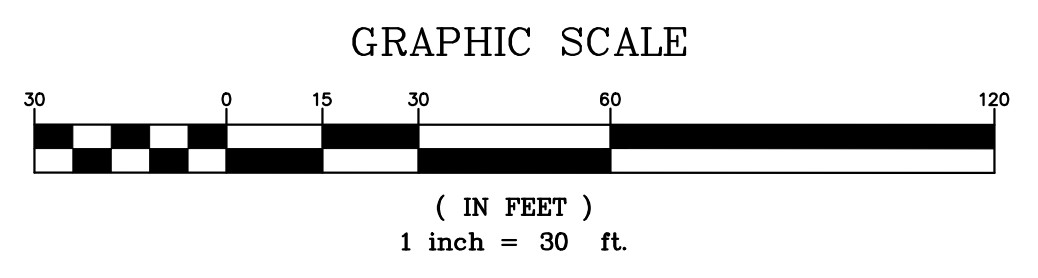
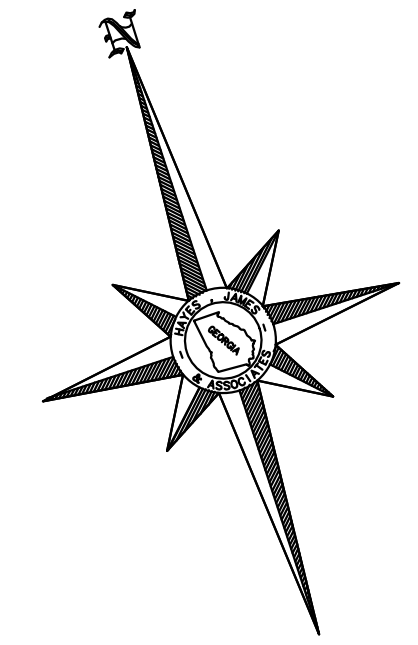
WALLS MUST BE UTILIZED ON THIS SITE DUE TO TOPOGRAPHIC CHALLENGES.  
 PERIMETER SITE WALLS WILL BE TALLER THAN 8' FEET AND REQUIRE VARIANCES.

STREET TREES TO BE 50' OC ALONG ROCKBRIDGE ROAD AND THE PRIVATE DRIVES.

STREETLIGHTS TO BE 80' OC ALONG ROCKBRIDGE ROAD AND 100' OC  
 ALONG PROPOSED PRIVATE DRIVES

PEDESTRIAN LIGHTS TO BE 40' OC ALONG ROCKBRIDGE ROAD.

PRIVATE DRIVES SHALL HAVE THE SAME BASE AND PAVING SPECIFICATIONS  
 AS REQUIRED FOR PUBLIC STREETS.



Hayes James  
 ENGINEERS, PLANNERS & SURVEYORS

4145 SHACKLEFORD ROAD  
 SUITE 300  
 NORCROSS, GEORGIA 30093  
 TEL: (770) 923-1600  
 FAX: (770) 923-4202

captura  
 properties I, LLC

160 CLAIREMONT AVE  
 DECATUR, GA 30030  
 Contact: GUS ABALO  
 (786) 282-2772

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No.	REVISION	Description	By	Date
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FOR REVIEW ONLY  
 NOT TO BE RELEASED FOR CONSTRUCTION

Project Title

ROCKBRIDGE ROAD

Project Location  
 Address 3581 ROCKBRIDGE ROAD  
 City, State Zip STONE MOUNTAIN, GA 30083  
 Land Lot -  
 District-Section -  
 County DEKALB

Project No. 20-505  
 Drawn By: KC  
 Checked By: CS  
 Initial Issue Date: 03-17-20

Sheet Title

REZONING EXHIBIT

Sheet Number

6/16/2021 8:54 AM normal.ctb i:\proj\jmg\2020\20505e rockbridge.dwg production\2021-06-15 revision e.dwg christie e. sims, r/a





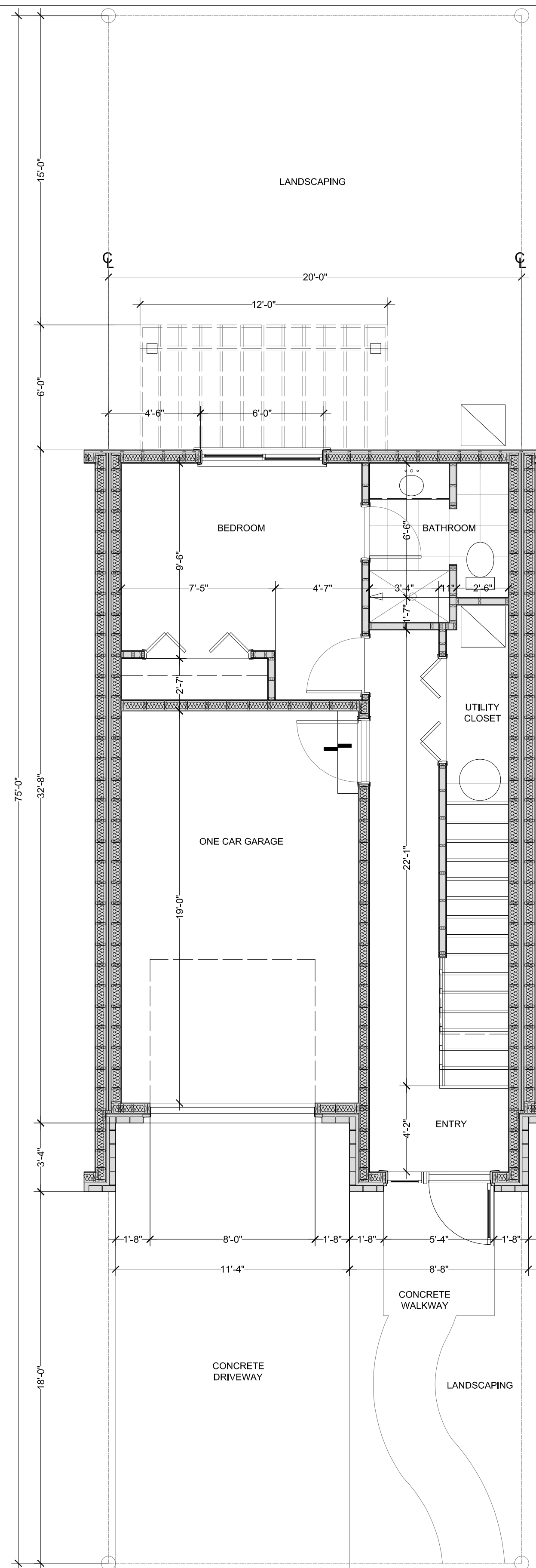
REAR ELEVATION

3/16" = 1'-0"



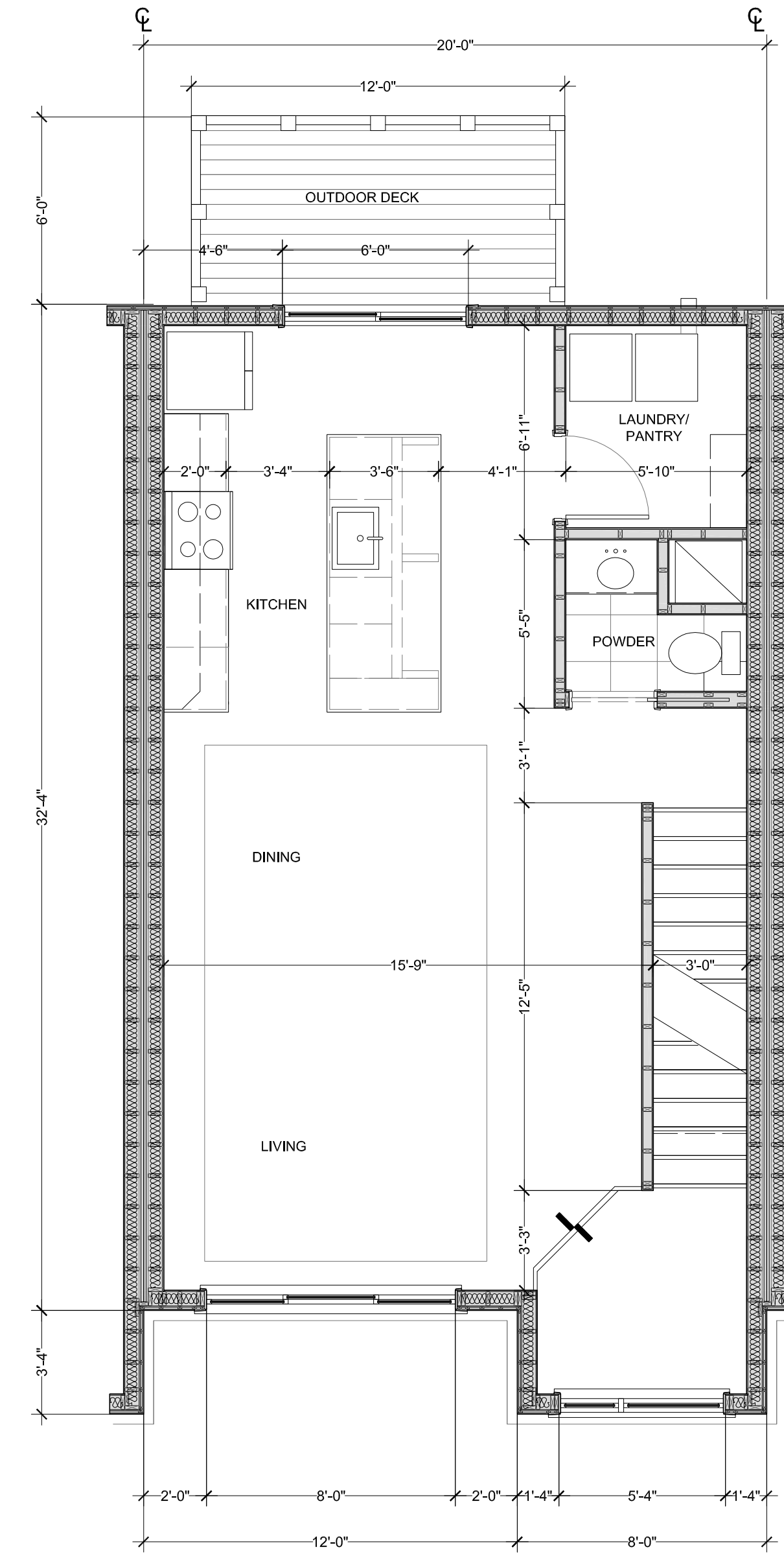
FRONT ELEVATION

3/16" = 1'-0"



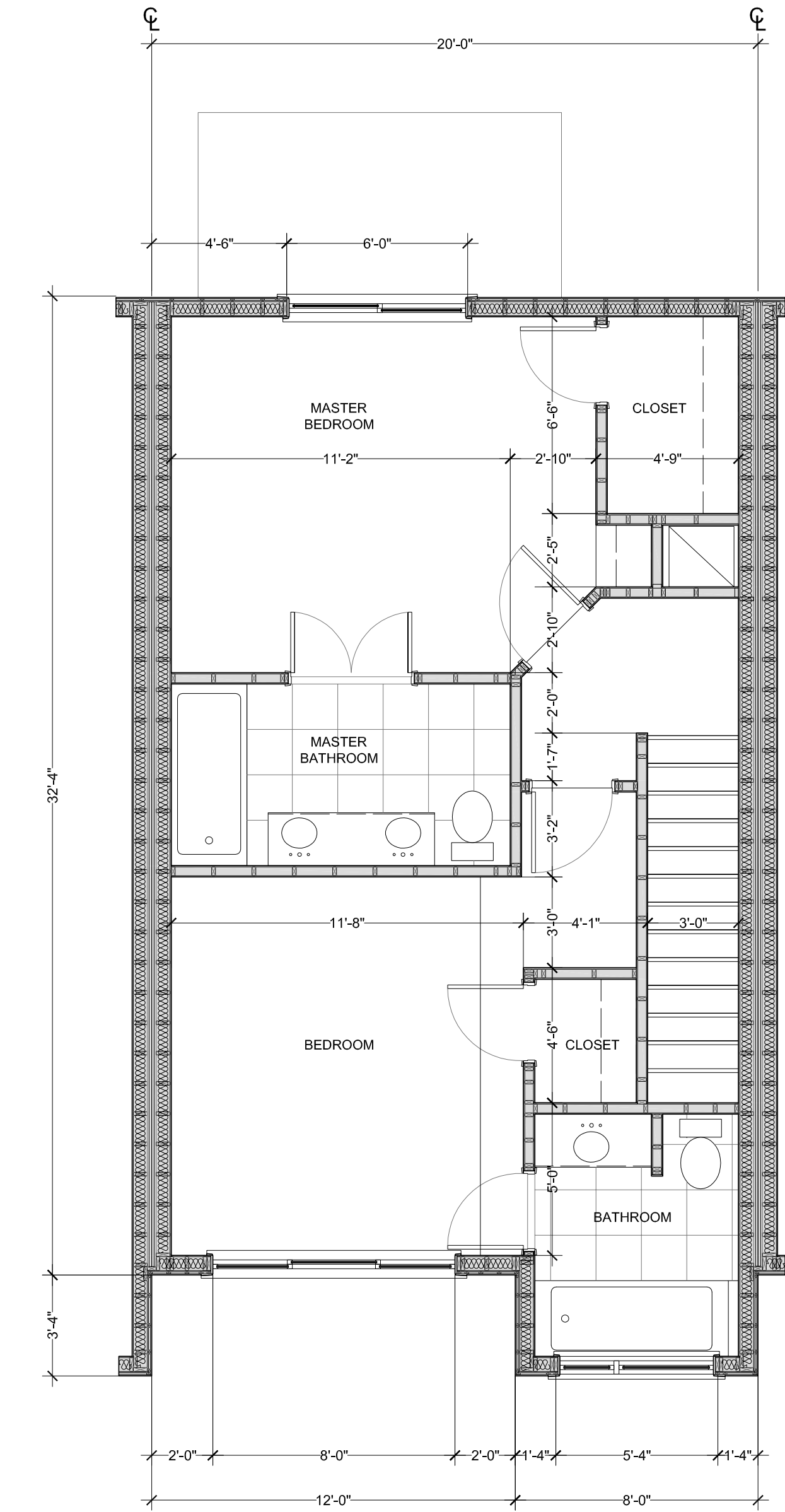
LEVEL 1 FLOOR PLAN

1/4" = 1'-0"



LEVEL 2 FLOOR PLAN

1/4" = 1'-0"



LEVEL 3 FLOOR PLAN

1/4" = 1'-0"

UNIT A - PARCELS 1 THRU 40

MR-2 ZONING DISTRICT  
 SINGLE FAMILY ATTACHED UNIT - 3 BED/3.5 BATH/ 1 CAR GARAGE  
 LOT WIDTH: 20'-0" (minimum 20'-0")  
 LOT AREA: 15000SF (minimum 10000SF)  
 LOT COVERAGE: 52.8% (maximum 85%)  
 UNIT SIZE heated,living: 1560SF (minimum 1000SF)  
 UNIT STORIES/HEIGHT: 3 stories/35'-6" (maximum 3 stories/ 45'-0")  
 FRONT SETBACK: 18'-0" (minimum 10' maximum 20')  
 REAR SETBACK: 15'-0" (10'-0" with alley/15'-0" without alley)  
 5.6.7.1 FACADE REQUIREMENTS

-COVERED PORCH  
 -PARAPET WITH ARTICULATED HEAD  
 -DECORATIVE PATTERN ON EXTERIOR FINISH  
 -BRICK BASE MATERIAL AND COLOR TO VARY BETWEEN UNITS  
 -FACADE HAS PROJECTIONS TO AVOID FLAT PROFILES  
 -MINIMUM OPENING RATIOS MET

ROCKBRIDGE ROAD PROPOSED DEVELOPMENT

3581 ROCKBRIDGE ROAD  
 STONE MOUNTAIN, GA 30083  
 DEKALB COUNTY GEORGIA



PREPARED BY: LUIS MATALON AIA, NCARB, LEED AP (RA014115)  
 FOR: CAPTURA PROPERTIES I, LLC  
 JUNE 12, 2021



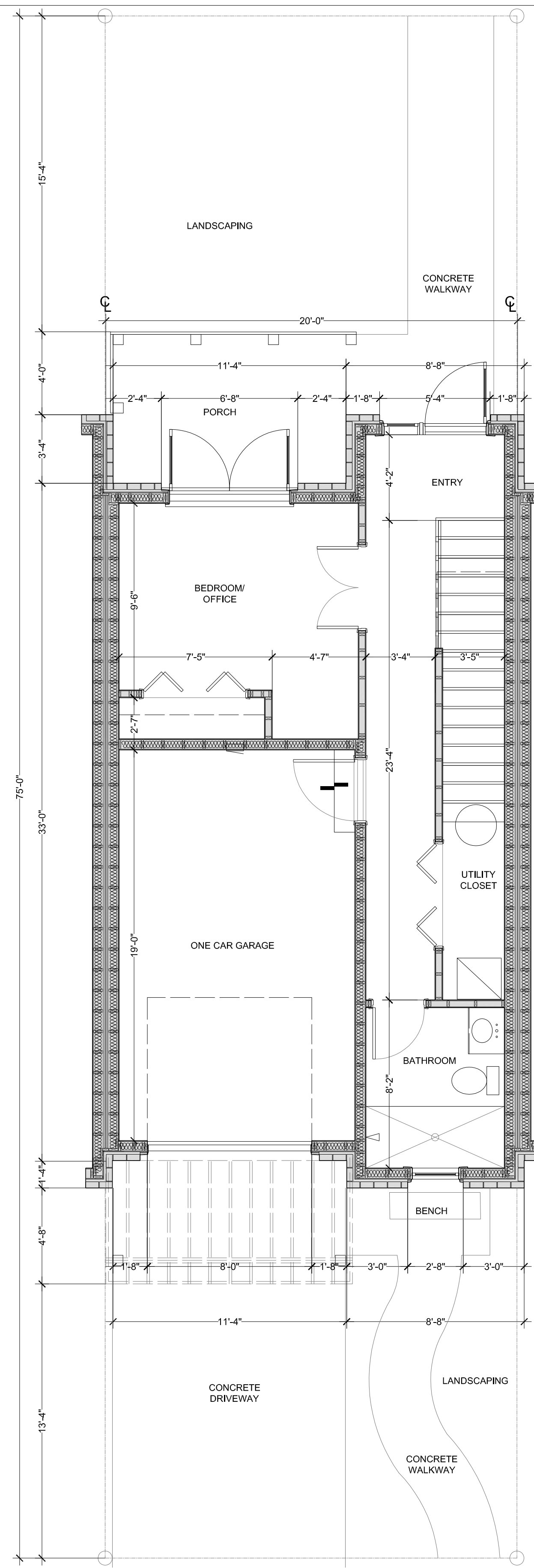
REAR ELEVATION

3/16" = 1'-0"



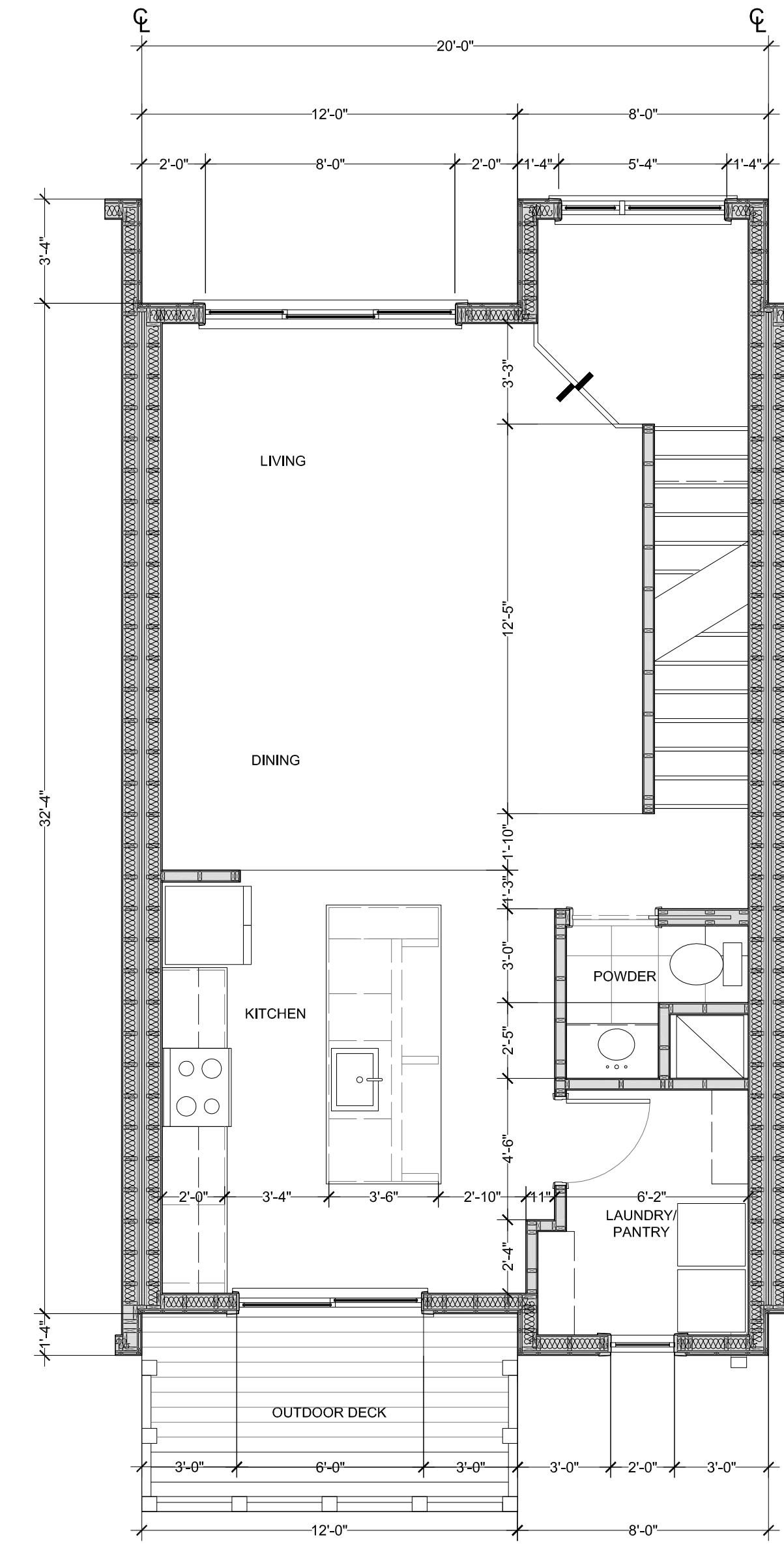
FRONT ELEVATION - ROCKBRIDGE ROAD

3/16" = 1'-0"



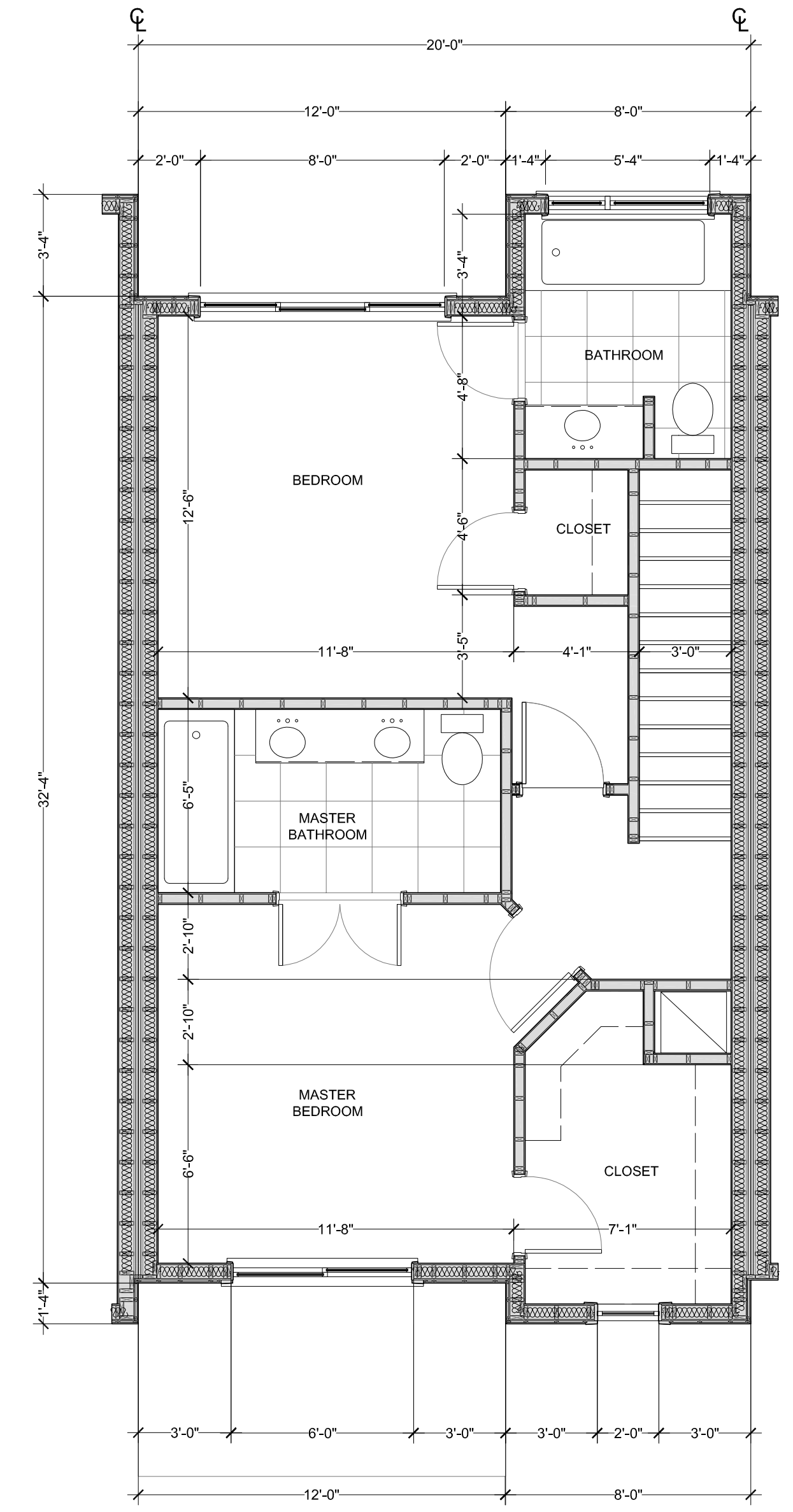
LEVEL 1 FLOOR PLAN

1/4" = 1'-0"



LEVEL 2 FLOOR PLAN

1/4" = 1'-0"



LEVEL 3 FLOOR PLAN

1/4" = 1'-0"

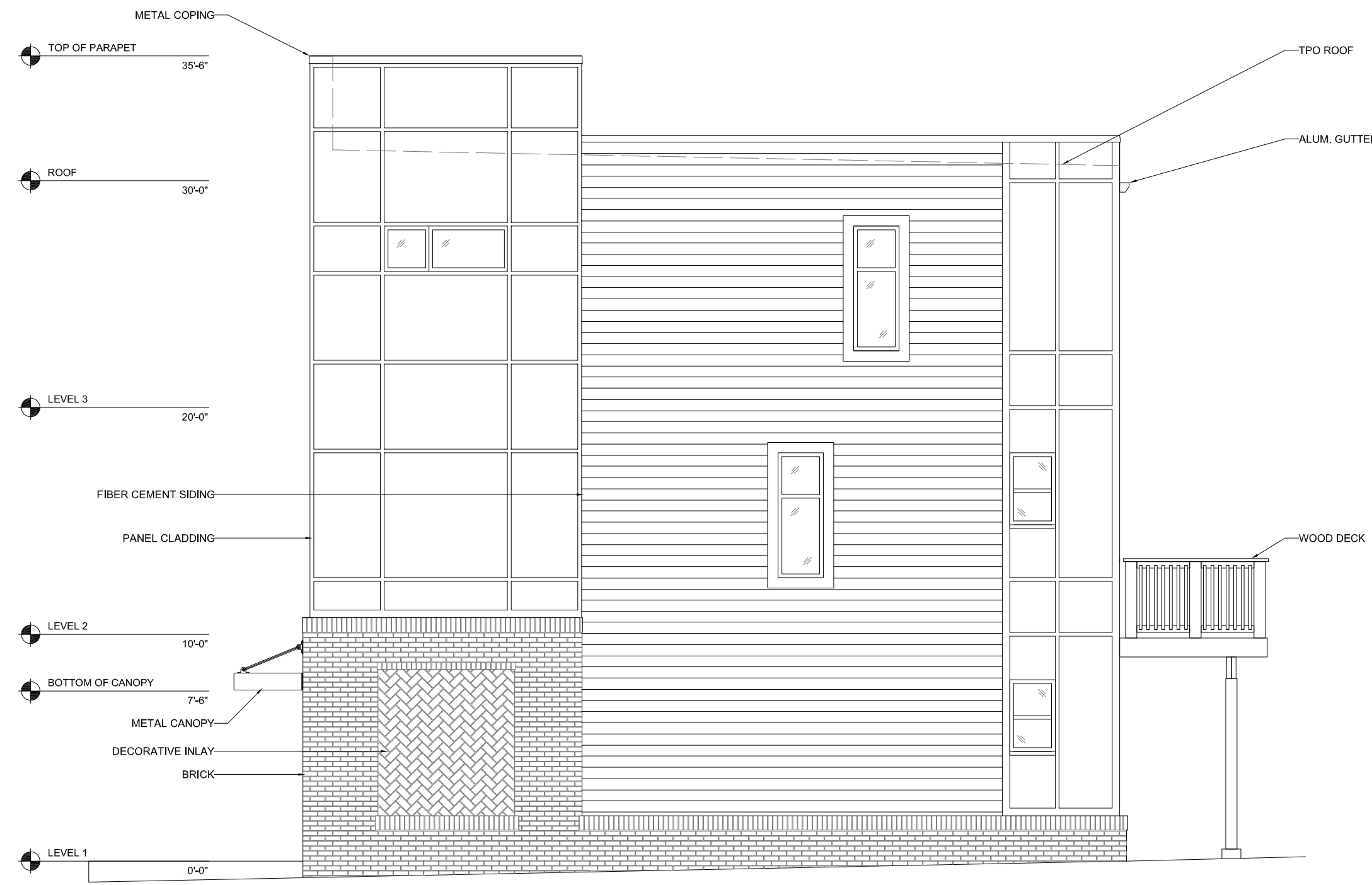
UNIT B - PARCELS 41 THRU 53  
\*FRONTAGE UNITS ON ROCKBRIDGE ROAD

MR-2 ZONING DISTRICT  
SINGLE FAMILY ATTACHED UNIT - 3 BED/3.5 BATH/ 1 CAR GARAGE  
LOT WIDTH: 20'-0" (minimum 20'-0")  
LOT AREA: 1500SF (minimum 1000SF)  
LOT COVERAGE: 54% (maximum 85%)  
UNIT SIZE heated,living: 1590SF (minimum 1000SF)  
UNIT STORIES/HEIGHT: 3 stories/35'-6" (maximum 3 stories/ 45'-0")  
FRONT SETBACK: 19'-4" (minimum 10' maximum 20')  
REAR SETBACK: 13'-4" (10'-0" with alley/15'-0" without alley)  
5.6.7.1 FACADE REQUIREMENTS  
-COVERED PORCH  
-PARAPET WITH ARTICULATED HEIGHT  
-DECORATIVE PATTERN ON EXTERIOR FINISH  
-BRICK BASE MATERIAL AND COLOR TO VARY BETWEEN UNITS  
-FACADE HAS PROJECTIONS TO AVOID FLAT FRONTS  
-MINIMUM OPENING RATIOS MET

ROCKBRIDGE ROAD PROPOSED DEVELOPMENT

3581 ROCKBRIDGE ROAD  
STONE MOUNTAIN, GA 30083  
DEKALB COUNTY GEORGIA





**SIDE ELEVATION**

3/16" = 1'-0"



**SIDE ELEVATION**

3/16" = 1'-0"

**TYP. BUILDING SIDE ELEVATION**

MR-2 ZONING DISTRICT  
 SINGLE FAMILY ATTACHED UNIT - 3 BED/3.5 BATH/ 1 CAR GARAGE  
 LOT WIDTH: 20'-0" (minimum 20'-0")  
 LOT AREA: 1500SF (minimum 1000SF)  
 LOT COVERAGE: 54% (maximum 85%)  
 UNIT SIZE heated,living: 1590SF (minimum 1000SF)  
 UNIT STORIES/HEIGHT: 3 stories/35'-6" (maximum 3 stories/ 45'-0")  
 FRONT SETBACK: 19'-4" (minimum 10' maximum 20')  
 REAR SETBACK: 13'-4" (10'-0" with alley/15'-0" without alley)

5.6.7.1 FACADE REQUIREMENTS  
 -COVERED PORCH  
 -PARAPET WITH ARTICULATED HEIGHT  
 -DECORATIVE PATTERN ON EXTERIOR FINISH  
 -BRICK BASE MATERIAL AND COLOR TO VARY BETWEEN UNITS  
 -FACADE HAS PROJECTIONS TO AVOID FLAT FRONTS  
 -MINIMUM OPENING RATIOS MET

## ROCKBRIDGE ROAD PROPOSED DEVELOPMENT

3581 ROCKBRIDGE ROAD  
 STONE MOUNTAIN, GA 30083  
 DEKALB COUNTY GEORGIA



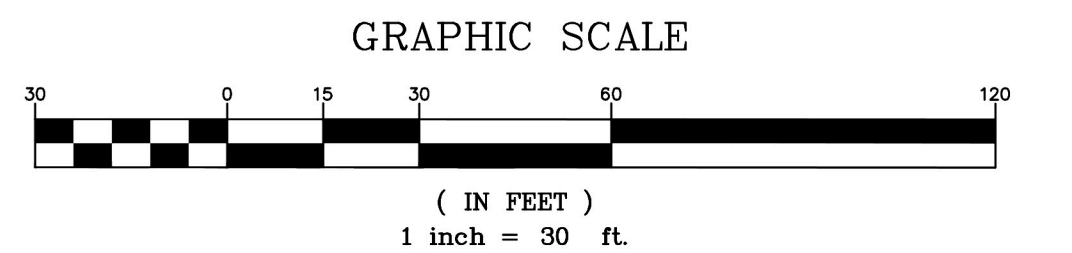
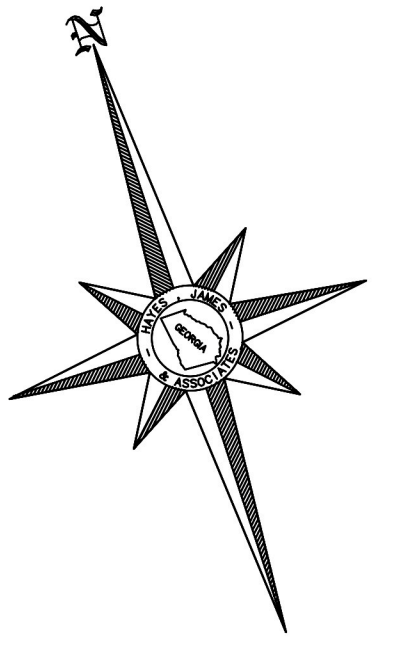
PREPARED BY: LUIS MATALON AIA, NCARB, LEED AP  
 FOR: CAPTURA PROPERTIES I, LLC  
 JUNE 12, 2021

# ROCKBRIDGE TOWNHOMES

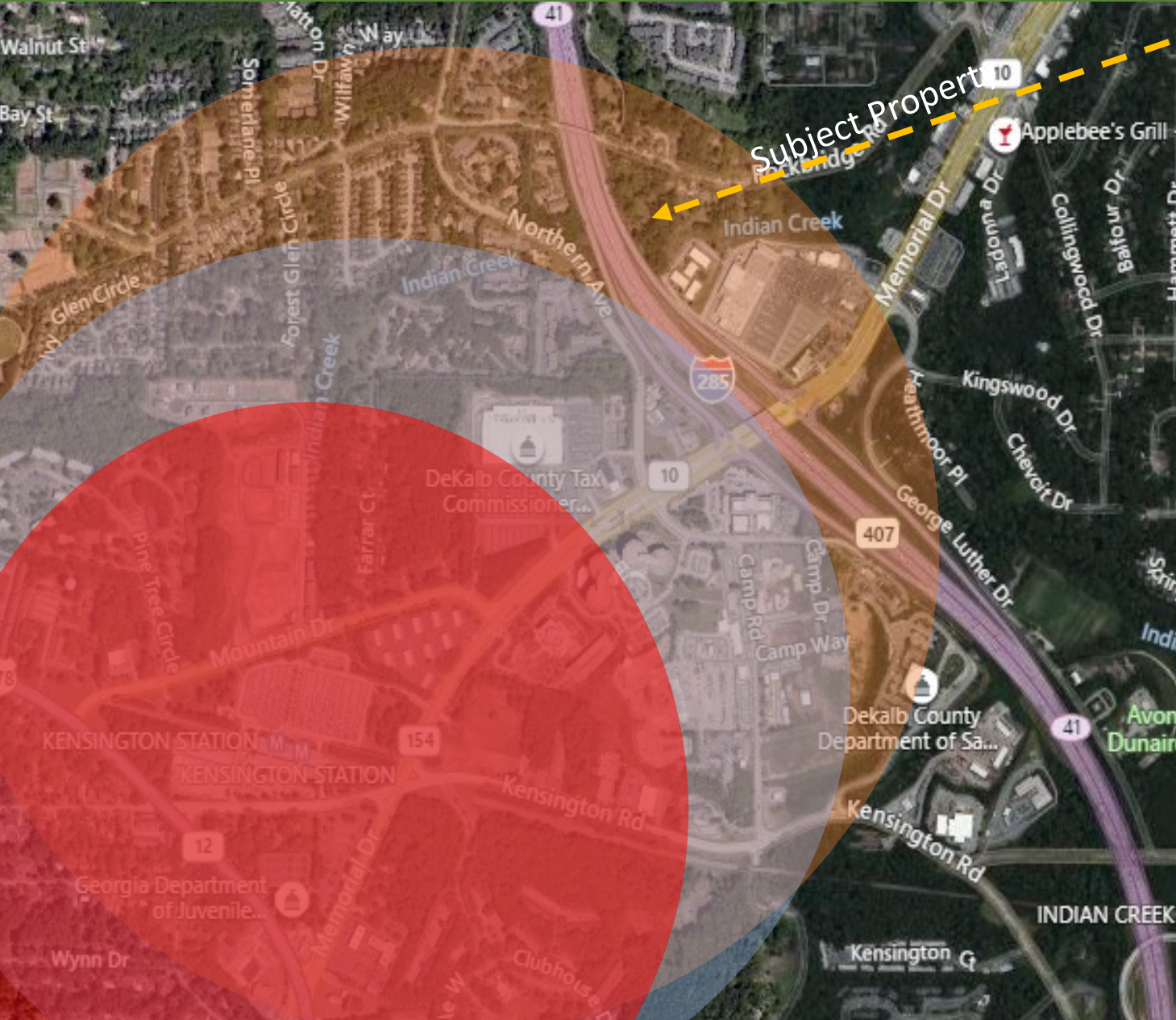


~N/F~  
 NGUYEN LAI THI  
 PARCEL ID: 18 011 06 008  
 D.B. 5440 PG. 280  
 ZONING: R-75

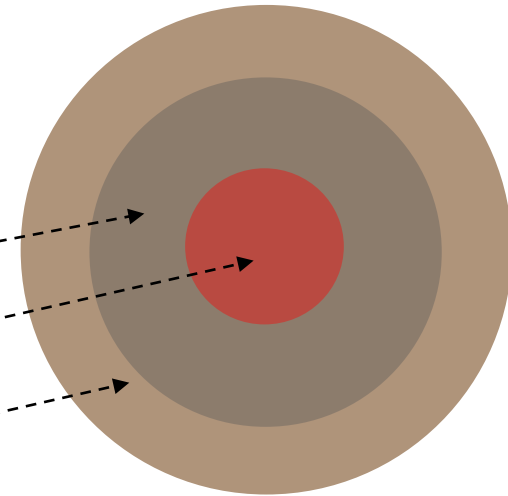
~N/F~  
 MEMORIAL OFFICE PARK LLC  
 PARCEL ID: 18 011 06 014  
 D.B. 27156 PG. 456  
 ZONING: C-1



# Preferred Intensity Concept



## Core 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

## 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, 1-4 stories

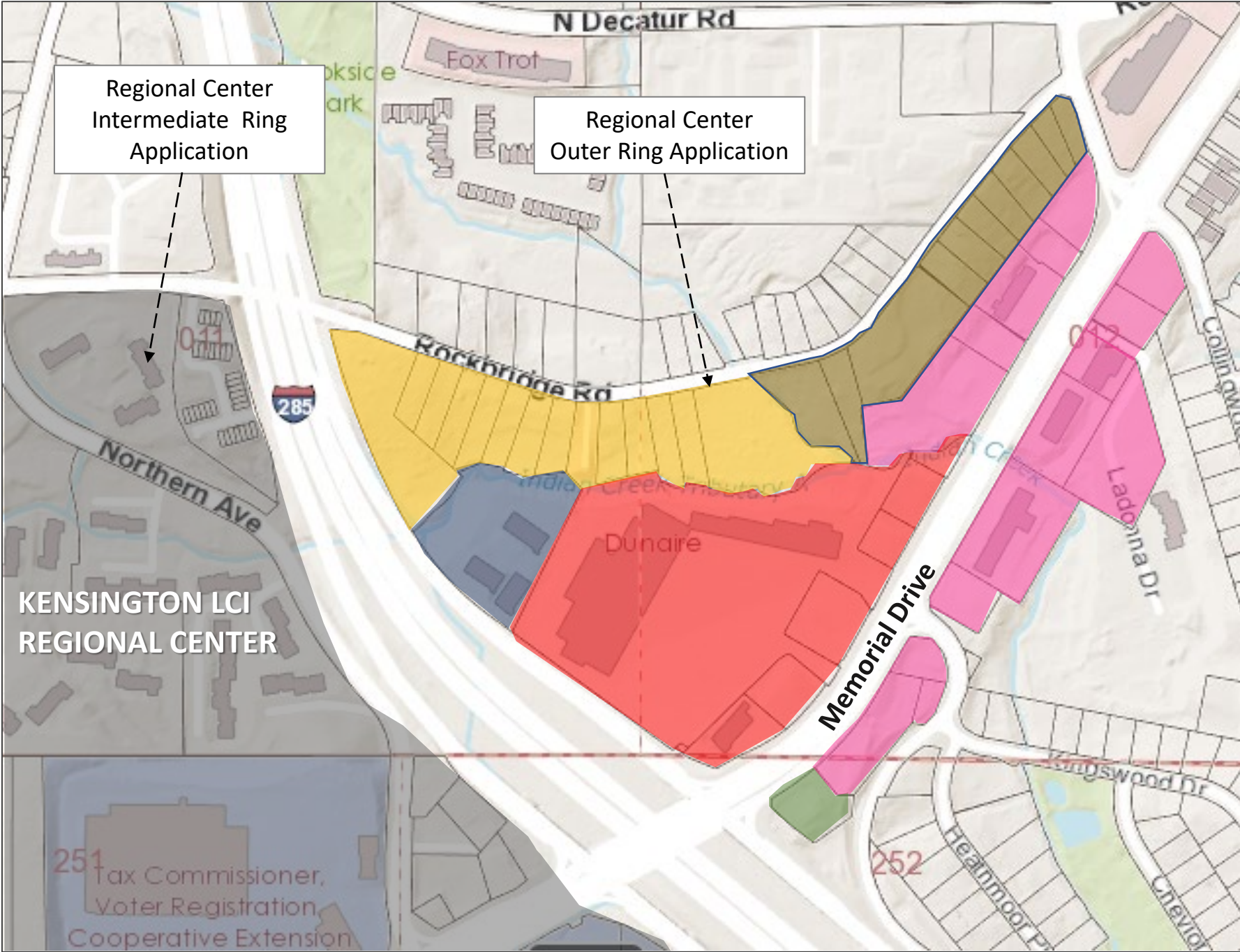
**Primary Uses:** Townhomes • Condominiums • Apartments

# Future Development Guidelines

This illustration is an example of how the development within this Regional Center could be tiered. The activity center starts from the west side of Interstate 285 (Kensington LCI SAP), where there is more development intensity.

## KEY FOR MEMORIAL DRIVE PLAN REGIONAL CENTER GUIDELINES

- Gateway Core**
  - Density 60 du/ac
  - Building Height: 4 Stories
  - Uses: Mixed-Use, Commercial
- Gateway Green**
- Corridor Plaza**
  - Density: 45 du/ac
  - Building Height: 4 Stories
  - Uses: Mixed-Use, Commercial
- Rockbridge Residential**
  - Density: 30 du/ac
  - Building Height 4 Stories
  - Uses: Townhomes, Multi-Family
- Rockbridge Residential II**
  - Density: 24 du/ac
  - Building Height: 1-3 Stories
  - Uses: Townhomes, Single Family Residential



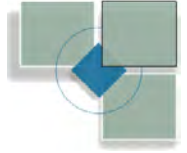


**DeKalb County Department of Planning & Sustainability**

**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: July 8, 2021**  
**Board of Commissioners Hearing Date: July 29, 2021**

**STAFF ANALYSIS**

**Case No.:** Z-21-1243934 **Agenda #:** D4

**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 (Residential Medium Lot-75) to MR-2 (Medium Density Residential-2) District to allow for the construction of single-family attached townhomes and single-family cottages.

**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:** Single-family homes to the north, east, south, and west.

**Adjacent Zoning:** **North:** R-75 & MR-2 **South:** C-1 **East:** R-75 **West:** Interstate 285

**Comprehensive Plan:** Proposed RC Neighborhood Center **Consistent**  **Inconsistent**

**Proposed Density:** 10.6 units per acre **Existing Density:** NA  
**Proposed Units/Square Ft.:** 51 units comprising 45 s.f. attached townhomes and 6 single-family detached cottages **Existing Units/Square Feet:** Vacant land and two single-family homes  
**Proposed Lot Coverage:** 32% **Existing Lot Coverage:** NA

**Staff Recommendation: FULL CYCLE DEFERRAL**

There is a companion land use amendment request (See Case LP-21-1243933). Since the July 29<sup>th</sup> Board of Commissioners meeting, the applicant has amended the companion LP case from Suburban (SUB) to Regional Center (RC) [previously the

applicant was requesting Neighborhood Center (NC)]. The request to amend to RC is consistent with the intent of the *Memorial Drive Revitalization Corridor Study Small Area Plan* (adopted in September 2020). That Plan recommends a Regional Center (RC) Character Area for the subject properties; to incorporate them into the larger Kensington RC character area. The nodal character area concept also includes a tiered intensity ring component. The tiered ring concept provides a step down in intensity and building height from the central core around the Kensington MARTA station on the other side of Interstate 285 (where high-density mixed-use development is desired) to its perimeter. Outside of the core is an inner ring then an outer ring (see attached RC Character Area ring illustration). The subject properties are located in the outer ring. The RC outer ring calls for residential densities up to 24 units per acre, maximum building heights of three stories, and buffers to provide appropriate transitions to the single-family residential areas further east on Rockbridge Road.

Since the May 27th Board of Commissioner meeting, the applicant has revised the site plan to provide three-story single-family attached townhomes on the western portion of the site near Interstate 285 transitioning down to two-story single-family detached cottages on the eastern portion of the site located near the established single-family residential areas for an overall density of 10.6 dwelling units per acre. While the revised plans are consistent with the RC outer ring policies relating to building height, land use, and density, the proposed single-family detached cottages are not in compliance with the *Zoning Ordinance*, which requires a maximum building height of 1.5 stories (two-stories proposed), clustering of the cottages around enhanced open space (not provided), and have a rear building setback of 20 feet (compliance can't be determined based on submitted site plan). The plans will need to be revised to show compliance with the *Zoning Ordinance* and maintain consistency with the intent of the RC outer ring policies to provide an appropriate transition to the single-family residential areas to the east.

Therefore, it is the recommendation of the Planning & Sustainability Department that the request be "*Deferred, Full Cycle*" to allow the applicant to revise the site plan to comply with *Zoning Ordinance* requirements along the eastern edge of the site in one of the following ways: 1. Redesign the single-family cottage homes to be a maximum of 1.5 stories and cluster those units around a pocket park in conformance with enhanced open space requirements of article 5; or 2. Provide a 50-foot undisturbed buffer along eastern property line indicating that existing trees shall be preserved and supplemented with new trees to form an effective visual screen.

#### **ZONING HISTORY**

The subject property has been zoned R-75 (Residential Medium Lot) since the initial adoption of the DeKalb County Zoning Ordinance in 1956.

#### **PROJECT ANALYSIS**

The subject property comprises 4.8 acres containing vacant land and two residential homes. The proposed plan shows 51 total residential units comprising 45 single-family attached townhomes and six single-family detached cottages at a density of 10.6 units per acre. One curb cut is proposed off of Rockbridge Road. The proposed townhomes will be accessed via private drives.

The property currently has frontage along Rockbridge Road (a two-lane minor arterial road with no sidewalks). The property slopes uphill from Rockbridge Road, and then drops moderately downward to the southern portion of the property containing a stream buffer and floodplain area. The property is surrounded by single-family homes to the north and east, a shopping center to the south, and Interstate 285 to the west.



**Compatibility with MR-2 Zoning Requirements**

<b>STANDARD</b>	<b>MR-2 REQUIREMENT</b>	<b>EXISTING/PROPOSED</b>	<b>COMPLIANCE</b>
<b>MAX DENSITY</b>	12-24 units per acre maximum	10.6 units per acre	Yes
<b>LOT WIDTH</b>	20 feet (townhomes)	20 feet (townhomes)	Yes
	20 feet (cottages)	20 feet (cottages)	Yes
<b>LOT AREA</b>	1000 s.f. (townhomes)	1,000 s.f. (townhomes)	Yes
	2,000 s.f. (cottages)	Information not provided	Undetermined
<b>MAX. LOT COVERAGE</b>	85% (townhomes)	60% (townhomes)	Yes
	65% (cottages)	Information not provided	Undetermined
<b>FRONT SETBACK</b>	Min 10 ft from Rockbridge Rd	10 ft	Yes
	Max. 20 ft from Rockbridge Rd	Information not provided	Undetermined
	0 feet for all other streets.	0 feet for all other streets.	Yes
<b>REAR SETBACK</b>	15 ft. for townhome lots	15 ft. for townhome lots	Yes
	20 ft for single-family cottage lots	Information not provided	Undetermined
<b>SIDE SETBACK</b>	0 ft for townhomes	0 ft for townhomes	Yes
	3 ft from p/l with 10 ft between buildings for single-family cottages.	5 ft from p/l (which results in 10 ft between buildings)	Yes

<b>BUILDING MATERIALS</b>	All building facades shall consist of at least 80% brick, stone, glass, decorative concrete, fiber cement siding, or hard coat stucco, or combination thereof.	Conceptual elevations appear to comply.	Yes
	Façades facing a street shall provide doors, porches, balconies, or windows in the following ratios: a. A minimum of sixty (60) percent of front façade; and b. A minimum of thirty (30) percent of side and rear building façades.	Note on plan indicates all building design façade and materials will comply with DeKalb County code requirements	Yes
	All front façades shall provide a minimum of three (3) of the design features per Section 5.7.6.I.2 for each residential unit to provide for variation and offsets in the building.  Front façades should be varied to avoid long, flat building fronts so that no more than twenty (20) percent of the front façades of the units in the same building are substantially the same, unless designed as brick row houses.	Note on plan indicates all building design façade and materials will comply with DeKalb County code requirements	Yes
<b>MAX. BLDG. HEIGHT</b>	3 stories/45 feet (townhomes)	3 stories/45 feet (townhomes)	Yes
	1.5 stories (cottages)	2 stories (cottages)	No (Non-compliance will necessitate variances)

<b>BUILDING DESIGN</b>	<p>Buildings shall be no more than two hundred (200) feet in length</p> <p>Spacing of buildings shall be consistent with International Codes Council (ICC)</p> <p>Single-Family cottages must be clustered around enhanced open space</p>	<p>Max. building length is 200 feet.</p> <p>Note on plan indicates spacing of buildings shall be consistent with International Codes Council (ICC)</p> <p>Cottages are not clustered around enhanced open space.</p>	<p>Yes</p> <p>Yes.</p> <p>No. Non-compliance will necessitate variances.</p>
<b>MIN OPEN SPACE</b>	15% (Required since project proposes more than 36 units)	42.5%	Yes.
<b>TRANSITIONAL BUFFER</b>	<p>No buffer required along east property line if single-family detached lots are located along that property line.</p> <p>Otherwise, a 50 ft buffer is required along east property line abutting residential R-75 zoning.</p>	No buffer required since single-family detached cottage lots are proposed along eastern property line.	Yes

<b>PARKING</b>	Min of 101 spaces  One and a half (1.5) spaces per dwelling unit, plus one-quarter (0.25) space per dwelling unit to accommodate guest parking for townhomes  Two spaces per dwelling unit (cottages)	108 spaces	Yes.
	Max of 190 spaces  Three (3) spaces per dwelling unit, plus one-quarter (0.25) space per dwelling unit to accommodate guest parking.  Four (4) spaces per dwelling unit.	108 spaces	Yes

**LAND USE AND ZONING ANALYSIS**

**Section 27-7.3.5 of the Zoning Ordinance, “Standards and factors governing review of proposed amendments to the official zoning map” states that the following standards and factors shall govern the review of all proposed amendments to the zoning maps.**

**A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan:**

Based on the submitted information and plans, the proposed request to amend to RC is consistent with the intent of the *Memorial Drive Revitalization Corridor Study Small Area Plan* (adopted in September 2020). That Plan recommends a Regional Center (RC) Character Area for the subject properties; to incorporate them into the larger Kensington RC character area. The nodal character area concept also includes a tiered intensity ring component. The tiered ring concept provides a step down in intensity and building height from the central core around the Kensington MARTA station on the other side of Interstate 285 (where high-density mixed-use development is desired) to its perimeter. Outside of the core is an inner ring then an outer ring (see attached RC Character Area ring illustration). The subject properties are located in the outer ring. The RC outer ring calls for residential densities up to 24 units per acre, maximum building heights of three stories, and buffers to provide appropriate transitions to the single-family residential areas further east on Rockbridge Road.

The applicant’s revised plan provides three-story single-family attached townhomes on the western portion of the site near Interstate 285 transitioning down to two-story single-family detached cottages on the eastern portion of the site located near the established single-family residential areas for an overall density of 10.6 dwelling units

per acre. While the revised plans are consistent with the RC outer ring policies relating to building height, land use, and density, the proposed single-family detached cottages are not in compliance with the zoning ordinance which requires a maximum building height of 1.5 stories (two-stories proposed), be clustered around enhanced open space (not provided), and have a rear building setback of 20 feet (proposed rear building setback is 10 feet). Therefore, the plans will need to be revised to show compliance with the zoning ordinance and maintain consistency with the intent of the RC outer ring policies to provide appropriate transitions to the single-family residential areas to the east. Planning Department is recommending a full cycle deferral to allow the applicant to revise the site plan to comply with zoning ordinance requirements along the eastern edge of the site in one of the following ways: 1. Redesign the single-family cottage homes to be a maximum of 1.5 stories and cluster those units around a pocket park in conformance with enhanced open space requirements of article 5; or 2. Provide a 50- foot undisturbed buffer along eastern property line indicating that existing trees shall be preserved and supplemented with new trees to form an effective visual screen.

**B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties:**

Based on the submitted information, the zoning proposal does not appear to be compatible with the single-family detached residential homes to the east. While the site plan's two-story single-family detached cottages along the east property line are providing an appropriate land use transition between the proposed single-family attached townhomes on the west side of the property and the established single-family detached homes to the east, the proposed cottages do not comply with the zoning ordinance which requires a maximum building height of 1.5 stories (two stories proposed) and that the cottages must be clustered around enhanced open space (proposed cottages are not clustered around anything).

The plans need to be revised to show compliance with the zoning ordinance and maintain consistency with the intent of the RC outer ring policies to provide appropriate transitions to the single-family residential areas to the east. Planning Department is recommending a full cycle deferral to allow the applicant to revise the site plan to comply with zoning ordinance requirements along the eastern edge of the site in one of the following ways: 1. Redesign the single-family cottage homes to be a maximum of 1.5 stories and cluster those units around a pocket park in conformance with enhanced open space requirements of article 5; or 2. Provide a 50- foot undisturbed buffer along eastern property line indicating that existing trees shall be preserved and supplemented with new trees to form an effective visual screen.

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

It appears that the property may have a reasonable economic use as currently zoned R-75 which allows single-family, detached residential development.

**D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:**

See response to Criteria B above.

**E. 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:**

See response to Criteria "B" above.

**F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources:**

Based on the submitted information, no historic buildings, sites, districts, or archaeological resources are located on the subject property or in the surrounding area.

**G. 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:**

There has been no indication from reviewing departments and agencies that the proposal could cause excessive use of utilities or schools. The applicant will need to obtain a sewer capacity letter from the Department of Watershed Management to verify if sewer capacity is available.

**H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources:**

The proposed development is not expected to have unusual impacts on the natural environment.

**Planning and Sustainability Department Recommendation: FULL CYCLE DEFERRAL**

**Attachments:**

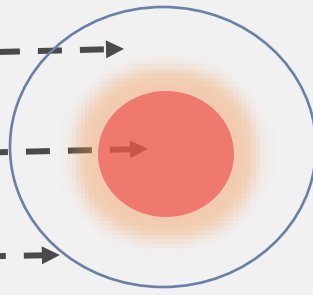
1. Public Works Department Comments
  - a. Land Development Division
  - b. Traffic Engineering Division
2. Watershed Management Department Comments
3. Board of Health Comments
4. Board of Education Comments
5. Application
6. Site Plan
7. Zoning Map
8. Aerial Photograph
9. Photographs

## 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.

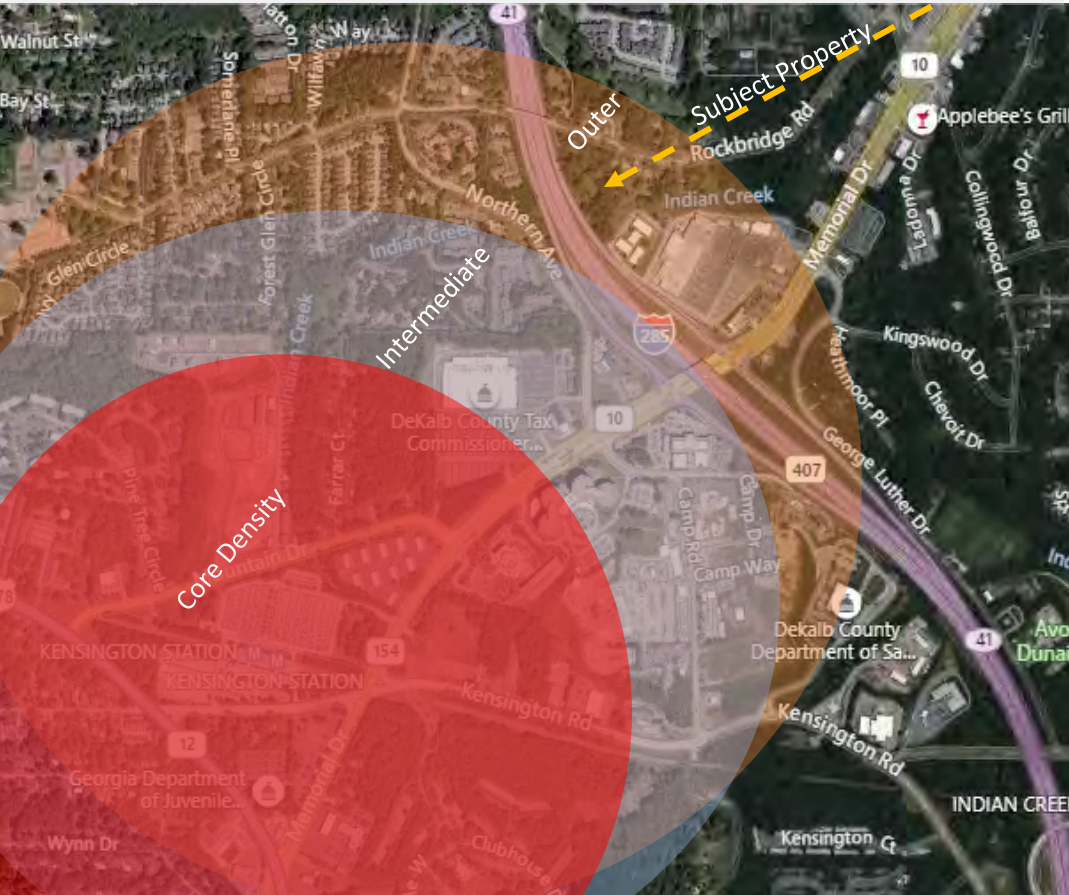
**Primary Uses:** Health Care Facilities • Retail and Commercial • Office • Institutional Uses • Public and Civic Facilities

**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





## DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

### DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

Consult the Georgia DOT as well as the DeKalb County Transportation Department prior to land development permit. Verify widths from the centerline of the roadways to the property line for possible right-of-way dedication. Improvements within the right-of-way may be required as a condition for land development application review approval. Safe vehicular circulation is required. Paved off-street parking is required.

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area **was** indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations.



- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water buffer **was** reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

- **Fire Safety**

Plans for land development permit must comply with Chapter 12 DeKalb County Code for fire protection and prevention.



DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE M ALEXANDER [mmalexander@dekalbcountyga.gov](mailto:mmalexander@dekalbcountyga.gov) OR JOHN REID [JREID@DEKALBCOUNTYGA.GOV](mailto:JREID@DEKALBCOUNTYGA.GOV)

COMMENTS FORM:  
PUBLIC WORKS WATER AND SEWER

Case No.: LP-21-1243933

Parcel I.D. #: 18-011-06-001, 18-011-06-004, 18-011-06-005, 18-011-06-006, 18-011-06-007

Address: 3581 Rockbridge Road  
Stone Mountain, Georgia

WATER:

Size of existing water main: 8" CI Water Main (~~adequate~~/inadequate) *S.D.*

Distance from property to nearest main: Adjacent to Property

Size of line required, if inadequate: N/A

SEWER:

Outfall Servicing Project: Indian Creek Basin

Is sewer adjacent to property: Yes (X) No ( ) If no, distance to nearest line: \_\_\_\_\_

Water Treatment Facility: Snapfinger WTF ( ) adequate ( ) inadequate

Sewage Capacity; \* (MGPD)

Current Flow: 21.77 (MGPD)

COMMENTS:

\* Please note that the sewer capacity has not been reviewed or approved for this project. A Sewer Capacity Request (SCR) must be completed and submitted for review. This can be a lengthy process and should be addressed early in the process.

*Capacity Restricted Area* *S.D.*

Signature: *[Handwritten Signature]*



DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO  
MICHELLE ALEXANDER [MMALEXANDER@DEKALBCOUNTYGA.GOV](mailto:MMALEXANDER@DEKALBCOUNTYGA.GOV) OR JOHN REID  
[JREID@DEKALBCOUNTYGA.GOV](mailto:JREID@DEKALBCOUNTYGA.GOV)

COMMENTS FORM:  
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: 2-21-1243934 Parcel I.D. #: 18-011-06-001

Address: 3581  
Rockbridge Rd  
St. Mountain, Ga 30083

Adjacent Roadway (s):

\_\_\_\_\_  
\_\_\_\_\_  
(classification) (classification)

Capacity (TPD) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____	Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7<sup>TH</sup> Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the \_\_\_\_\_ square foot place of worship building would generate \_\_\_\_\_ vehicle trip ends, with approximately \_\_\_\_\_ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the \_\_\_\_\_ (Single Family Residential) District designation which allows a maximum of \_\_\_\_\_ units per acres, and the given fact that the project site is approximately \_\_\_\_\_ acres in land area, \_\_\_\_\_ daily vehicle trip end, and \_\_\_\_\_ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

REVIEWED AND FOUND NOTHING THAT WOULD  
CHANGE TRAFFIC FLOW.

Signature: [Signature]

N1. No Comment

N2 & N3. Coordinate and provide the required right of way for the GDOT Managed Lanes I-285 East Project prior to permitting. GDOT PM: Tim Matthews at [TMatthews@dot.ga.gov](mailto:TMatthews@dot.ga.gov). Rockbridge Road is classified as a minor arterial. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 40 from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 10- foot landscape strip, 6-foot sidewalk, bike lanes, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for 35 mph and presented (signed and sealed by a professional engineer)with the land development permit documents.

N4 & N5. Covington Hwy is a state route. Review and approval by GDOT District 7 (Justin Hatch at [Juhatch@dot.ga.gov](mailto:Juhatch@dot.ga.gov)) required prior to issuance land development permit. Covington Hwy is classified as a major arterial. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 50 from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum (GDOT may have additional requirements): 10- foot landscape strip, 6-foot sidewalk, bike lanes or multiuse path, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents.

N6 & N7. Pine Mountain Road is classified as a local residential. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 6- foot landscape strip, 5-foot sidewalk, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents.

Please note that we received complaints about truck traffic on this street and it is posted no trucks. Consideration should be given to how to handle truck access and traffic. Limit all truck access to SR 124 Turner Hill Road. No truck access on Pine Mountain Rd.

N8. No Comment

N9. This development requires a traffic study (337 units) be presented to identify required improvements prior to zoning. I recommend deferral until a traffic study is submitted so that we can incorporate the result of the traffic study into the zoning conditions. Traffic study should address requirements for left turning lanes and right turn lane on North Druid Hills at the Mount Moriah Road and the need for a potential traffic signal. Please confirm the existing right of way on Mount Moriah Road. The county records show a 60 foot right of way and it appears that the development is encroaching on the right of way. The study should also address the lanes needed to accommodate the traffic exiting Mount Moriah Rd at the intersection. Direct pedestrian access is to be provided from the public sidewalks to the proposed development. North Druid Hills Road is classified as a major arterial. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 50 from centerline or such that all public infrastructure

(sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum: 10- foot landscape strip, 6-foot sidewalk, bike lanes or multiuse path, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents. Mount Moriah Road is classified as a local road. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum: 6- foot landscape strip, 5-foot sidewalk, streetlights. Mount Moriah Road must be brought up to minimum county standards to include at least 22 feet of pavement along entire property frontage. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents.

N10 & N11. Pine Mountain Road is classified as a local. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 6- foot landscape strip, 5-foot sidewalk, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer) with the land development permit documents.

N12. Requesting a traffic study be completed prior to zoning to determine the impacts of the development on the intersection of Rockbridge Road at Mountain Park Trail and the proposed driveway on Rockbridge Road. Only one access point of Mountain Park Trail. The access point on Mountain Park Trail must be shifted to the rear property line away from Rockbridge Road. Please note the minimum driveway/street separation required in Section 14-200 (6). Remove acceleration lane from Rockbridge Road frontage. Provide direct pedestrian access from public right of way to the proposed destinations. Rockbridge Road is classified as a minor arterial. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 40 from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 10- foot landscape strip, 6-foot sidewalk, bike lanes, streetlights. Mountain Park Trail is classified as a local. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 6- foot landscape strip, 5-foot sidewalk, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for 35 mph and presented (signed and sealed by a professional engineer)with the land development permit documents.

N13. Northern Ave is classified as a collector road. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 35 from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 10- foot landscape strip, 6-foot sidewalk, bike lanes or multiuse path, streetlights. . All access points must meet minimum intersection and stopping sight

distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents.

N14. No comment.

N15, N16 and N17. Panola Road is classified as a major arterial. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 50 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum: 10- foot landscape strip, 6-foot sidewalk, bike lanes or multiuse path, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents. Young Road is classified as a collector road. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 35 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 10- foot landscape strip, 6-foot sidewalk, bike lanes, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for 35 mph and presented (signed and sealed by a professional engineer)with the land development permit documents. Please note the minimum driveway/street separation required in Section 14-200 (6). Applies to driveways on the opposite side of the road also. Access point on Young Road needs to be relocated away from the traffic signal. The developer is required to upgrade the pedestrian features of the traffic signal at Panola Road at Young Road, as needed, as identified by the Transportation Division of Public Works. A pedestrian connection must be provided from the public sidewalk to the building entrances.

N18. Clairmont Road is a state route. Review and approval by GDOT District 7 required prior to issuance land development permit. Clairmont Road is classified as a major arterial. Only one access point allowed on Clairmont Road located away from the intersection with N Williamsburg Dr. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 50 from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum (GDOT may have additional requirements): 10- foot landscape strip, 6-foot sidewalk, bike lanes or multiuse path, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents. N. Williamsburg Drive is classified as a local road. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum: 6- foot landscape strip, 5-foot sidewalk, streetlights. Only one access point allowed on N Williamsburg Road located away from the intersection on Clairmont Road. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer) with the land development permit documents.

N19. No Comment

N20. Clifton Springs Road is classified as a minor arterial. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 40 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum: 10-foot landscape strip, 6-foot sidewalk, bike lanes or multiuse path, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer) with the land development permit documents. If interior roads are to public. They will need to meet the requirements for a local road. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 6-foot landscape strip, 5-foot sidewalk, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer) with the land development permit documents.



Board of Health

02/15/2021

To: Mr. John Reid, Senior Planner  
From: Ryan Cira, Environmental Health Manager  
Cc: Alan Gaines, Technical Services Manager  
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for:

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation. Recommendation: Provide trash can with liner at each bus stop with bench and monitor for proper removal of waste.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.



Board of Health

- N.1 **TA-21-1244539 2021-2108**  
**County-Wide (All District)**  
**36**
- N.2 **LP-21-1243933 2021-2109/18-011-06-001,18-011-06-004,18-011-06-005,18-011-06-006,18-011-06-007** District 04 Super District 06  
 3581 Rockbridge Road, Stone Mountain, GA 30083  
 3605 Rockbridge Road, Stone Mountain, GA 30083  
 3611 Rockbridge Road, Stone Mountain, GA 30083  
 3599 Rockbridge Road, Stone Mountain, GA 30083  
 3593 Rockbridge Road, Stone Mountain, GA 30083  
 3581 Rockbridge Road, Stone Mountain, GA 30083  
 - **Please review general comments**  
 - **Septic system installed on September 23, 1960 for property 3605**  
 - **Septic system installed on September 23, 1960 for property 3611**  
 Total acres 4.8
- N.3 **Z-21-1243934 2021-2110 / 18-011-06-001, 18-011-06-004,18-011-06-005,18-011-06-006,18-011-06-007** District 04 Super District 06  
 3581 Rockbridge Road, Stone Mountain, GA 30083  
 3605 Rockbridge Road, Stone Mountain, GA 30083  
 3611 Rockbridge Road, Stone Mountain, GA 30083  
 3599 Rockbridge Road, Stone Mountain, GA 30083  
 3593 Rockbridge Road, Stone Mountain, GA 30083  
 3581 Rockbridge Road, Stone Mountain, GA 30083  
 - **Please review general comments**  
 - **Septic system installed on September 23, 1960 for property 3605**  
 - **Septic system installed on September 23, 1960 for property 3611**  
 Total acres 4.8
- N.4 **LP-21-1244555 2021-2111 / 15-162-04-008** District 05 Super District 07  
 5011 Covington Highway, Decatur, GA 30035  
 - Please review general comments  
 Total acres 0.61
- N.5 **Z-21-1244408 202102112 / 15-162-04-008** District 05 Super District 07  
 5011 Covington Highway, Decatur, GA 30045  
 - Please review general comments  
 Total acres 0.61
- N.6 **LP-21-1244580 2021-2113 / 16-168-01-008** District 05 Super District 07  
 2346 Pine Mountain Street, Lithonia, GA 30058  
 - Please review general comments  
 Total acres 1.2

**DeKalb County Board of Health**

445 Winn Way – Box 987

Decatur, GA 30031

404.294.3700 • [www.dekalbhealth.net](http://www.dekalbhealth.net)



Board of Health

- N.7    **Z-21-1244581 2021-2114 / 16-168-01-008**    District 05 Super District 07  
2346 Pine Mountain Street, Lithonia, GA 30058  
- Please review general comments  
Total acres 1.2
- N.8    **TA-21-1244599 2021-2115**    District 02 Super District 06  
North Druid Hills Briarcliff Node, Atlanta, GA 30329  
- Please review general comments  
Total acres (not stated)
- N.9    **Z-21-1244535 2021-2116 / 18-152-01-005, 18-152-01-006, 18-152-01-054**  
District 02 Super District 06  
2490 North Druid Hills Road, Atlanta, GA 30329  
- Please review general comments  
- Several surrounding properties with septic system installed  
Total acres 5.6
- N.10    **LP-21-1244541 2021-2117 / 16-167-08-010**    District 05 Super District 07  
2328 Pine Mountain Street, Lithonia, GA 30058  
- Please review general comments  
- Several surrounding properties with septic system installed  
Total acres 0.79
- N.11    **Z-21-1244542 2021-2118 / 16-167-08-010**    District 05 Super District 07  
2328 Pine Mountain Street, Lithonia, GA 30058  
- Please review general comments  
- Several surrounding properties with septic system installed  
Total acres 0.79

**DeKalb County School District  
Development Review Comments**

**Analysis Date:** 2/8/2020

**Submitted to:** DeKalb County

**Case #:** Z-21-1243934

**Parcel #:** 18-011-06-001/004/005/006/007

**Name of Development:** Rockbridge Road Townhomes  
**Location:** 3605,3611,3599,3593, and 3581 Rockbridge Road

**Description:** Townhomes development with 52 units

**Impact of Development:** When fully constructed, this development would be expected to generate 13 students: 1 at Dunaire Elementary School, 2 at Freedom Middle School, 3 at Clarkston High School, 7 at other DCSD schools, and 0 at private school. Although enrollment at Clarkston HS is already over capacity, the development is expected to have minimal impact.

<b>Current Condition of Schools</b>	<b>Dunaire Elementary School</b>	<b>Freedom Middle School</b>	<b>Clarkston High School</b>	<b>Other DCSD Schools</b>	<b>Private Schools</b>	<b>Total</b>
Capacity	536	1,251	1,190			
Portables	2	0	16			
Enrollment (Fcast. Oct. 2021)	450	1,116	1,513			
Seats Available	86	135	-323			
Utilization (%)	84.0%	89.2%	127.1%			
<b>New students from development</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>7</b>	<b>0</b>	<b>13</b>

New Enrollment	451	1,118	1,516
New Seats Available	85	133	-326
New Utilization	84.1%	89.4%	127.4%

<b>Yield Rates</b>	<b>Attend Home School</b>	<b>Attend other DCSD School</b>	<b>Private School</b>	<b>Total</b>
Elementary	0.0165	0.0815	0.0065	0.0348
Middle	0.0466	0.0294	0.0032	0.0264
High	0.0483	0.0152	0.0000	0.0212
<b>Total</b>	<b>0.0371</b>	<b>0.0420</b>	<b>0.0032</b>	<b>0.0275</b>
<b>Student Calculations</b>				
<b>Proposed Units</b>	52			
<b>Unit Type</b>	TH			
<b>Cluster</b>	Clarkston High School			
<b>Units x Yield</b>	<b>Attend Home School</b>	<b>Attend other DCSD School</b>	<b>Private School</b>	<b>Total</b>
Elementary	0.86	4.24	0.34	5.44
Middle	2.43	1.53	0.17	4.13
High	2.51	0.79	0.00	3.30
<b>Total</b>	<b>5.80</b>	<b>6.56</b>	<b>0.51</b>	<b>12.87</b>
<b>Anticipated Students</b>	<b>Attend Home School</b>	<b>Attend other DCSD School</b>	<b>Private School</b>	<b>Total</b>
Dunaire Elementary School	1	4	0	5
Freedom Middle School	2	2	0	4
Clarkston High School	3	1	0	4
<b>Total</b>	<b>6</b>	<b>7</b>	<b>0</b>	<b>13</b>

## Reid, John

---

**From:** Kyle Williams <kwilliams@williamsteusink.com>  
**Sent:** Wednesday, June 2, 2021 5:30 PM  
**To:** Reid, John; Washington, Larry; Brewer, Brian N.; Hudson, Cedric  
**Subject:** 3581 Rockbridge - LP-21-1243933 - Amend to RC  
**Attachments:** 2021.6.2 - Amended Comprehensive Land Use Application - SIGNED.pdf

Good afternoon. Please accept this email and the attachment as notice to amend and revise LP-21-1243933 to amend the Land Use Plan from Suburban (SUB) to Regional Center (RC) consistent with the Memorial Drive Corridor Study.

I will provide a revised Documented Impact Analysis under Section 27-7.3.4 and revised Site Plan shortly.

I will amend Z-21-1243934 to incorporate this revised Site Plan, but continue to seek to rezone from R-75 to MR-2.

Please let me know if you have any questions or need anything further from me at this time.

I appreciate your continued efforts on these applications.

Take care, Kyle

R. Kyle Williams  
WILLIAMS TEUSINK, LLC  
The High House  
309 Sycamore Street  
Decatur, Georgia 30030  
Direct Dial: (404) 373-9351  
Cell: (404) 931-7032  
Facsimile: (404) 378-6049  
[kwilliams@williamsteusink.com](mailto:kwilliams@williamsteusink.com)  
[www.williamsteusink.com](http://www.williamsteusink.com)

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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: 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.

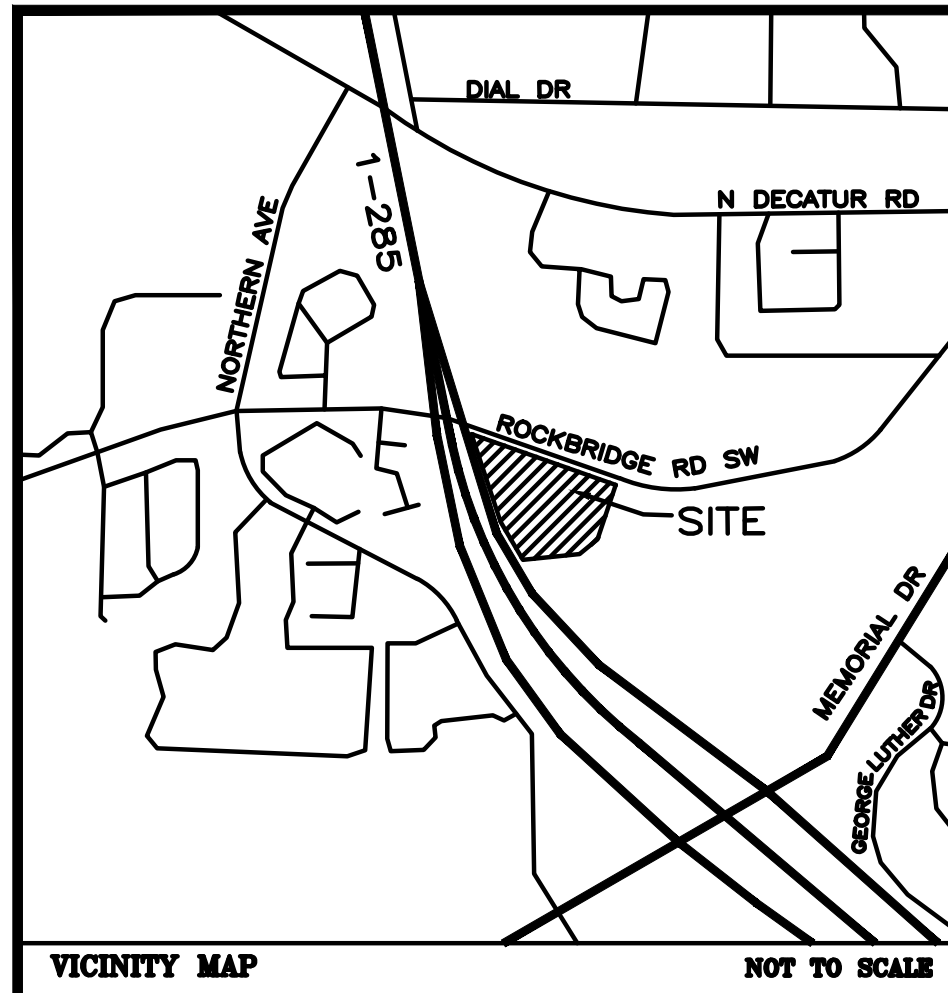
If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

- 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  
 1/21/23 Check One: Owner  Agent  DATE 04 / 08 / 2020  
 EXPIRATION DATE / SEAL DATE



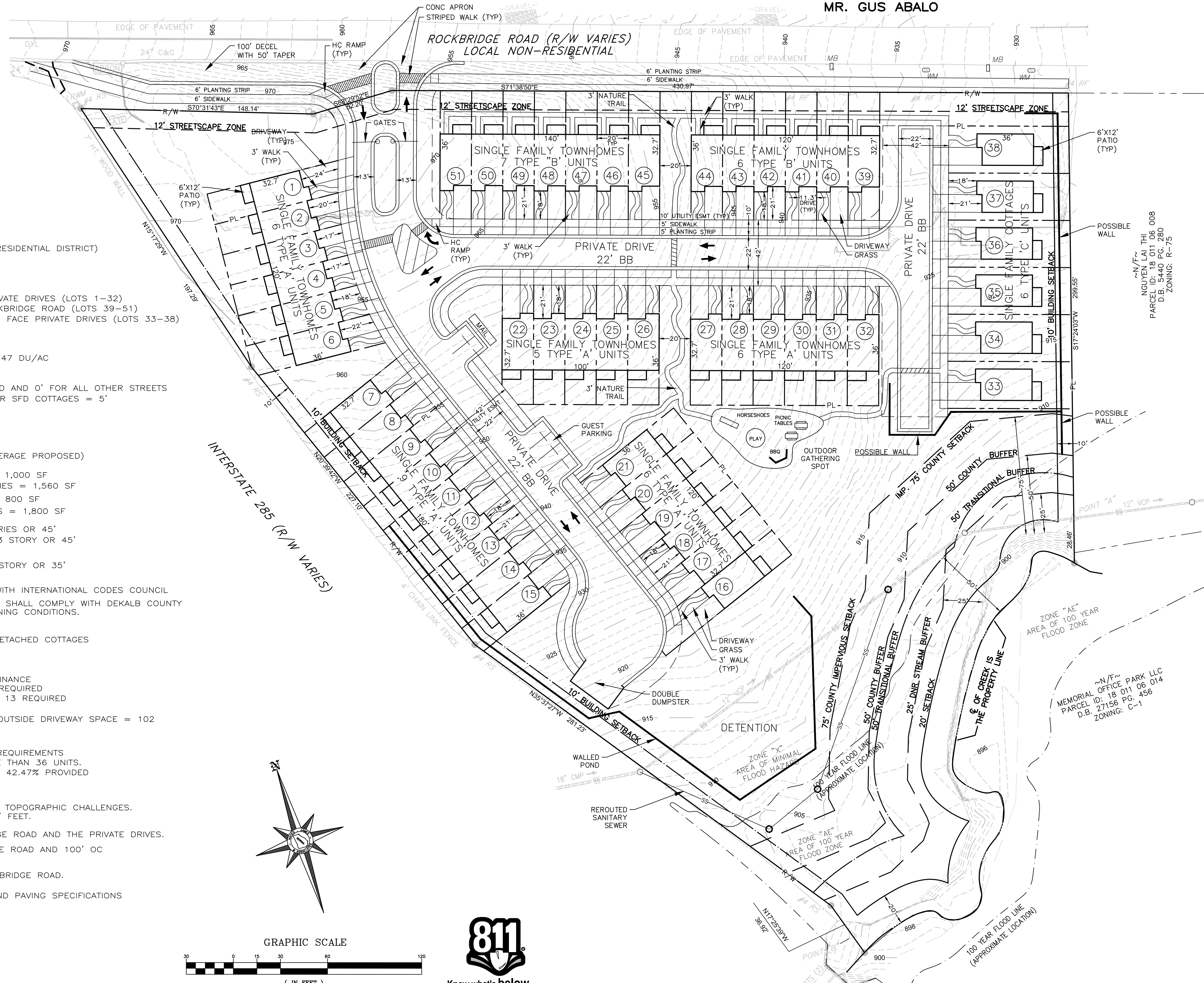


ENGINEER:  
 HAYES, JAMES & ASSOCIATES, INC.  
 4145 SHACKLEFORD ROAD SUITE 300  
 NORCROSS, GEORGIA 30093  
 CONTACT: CHRISTIE SIMS/MARK BOND  
 (770) 923-1600

OWNER/DEVELOPER:  
 captura properties I, LLC  
 160 CLAIREMONT AVE  
 DECATUR, GA 30030  
 CONTACT: GUS ABALO  
 (786) 282-2772

DO NOT BEGIN CONSTRUCTION BEFORE NOTIFYING  
 DEKALB COUNTY INSPECTIONS DEPARTMENT AT  
 (404) 371-2117.

24 HR. EMERGENCY CONTACT:  
 MR. GUS ABALO



PROJECT SITE = 4.87 ACRES  
 PROJECT ADDRESS IS ROCKBRIDGE ROAD  
 EXISTING ZONING = R-75  
 PROPOSED ZONING = MR-2 (MEDIUM DENSITY RESIDENTIAL DISTRICT)

PROJECT USE IS 51 SINGLE FAMILY LOTS  
 45 SINGLE FAMILY ATTACHED UNITS  
 6 SINGLE FAMILY DETACHED UNITS

TYPE A UNITS ARE FRONT ENTRY AND FACE PRIVATE DRIVES (LOTS 1-32)  
 TYPE B UNITS ARE REAR ENTRY AND FACE ROCKBRIDGE ROAD (LOTS 39-51)  
 TYPE C UNITS ARE FRONT ENTRY COTTAGES AND FACE PRIVATE DRIVES (LOTS 33-38)

12 DU/AC IN MR-2  
 DU/AC FOR 4.87 AC = 58.44 DU/AC MAX  
 PROPOSED DU/AC FOR PROJECT 4.87 AC = 10.47 DU/AC  
 (51 RESIDENTIAL UNITS)

FRONT SETBACK = 10' ALONG ROCKBRIDGE ROAD AND 0' FOR ALL OTHER STREETS  
 SIDE SETBACK FOR SFA TOWNHOMES = 0' FOR SFD COTTAGES = 5'  
 SIDE CORNER SETBACK ALONG I-285 = 10'  
 REAR SETBACK = 15' FOR INDIVIDUAL LOTS

MINIMUM LOT/UNIT WIDTH = 20'  
 MINIMUM LOT AREA = 1,000 SFT  
 MAXIMUM LOT COVERAGE = 85% (60% LOT COVERAGE PROPOSED)

MINIMUM REQ UNIT SIZE OF BUILDINGS (SFA) = 1,000 SF  
 PROPOSED MIN UNIT SIZE OF SFA TOWNHOMES = 1,560 SF  
 MINIMUM REQ UNIT SIZE OF BUILDINGS (SFD) = 800 SF  
 PROPOSED MIN UNIT SIZE OF SFD COTTAGES = 1,800 SF

MAXIMUM HEIGHT OF BUILDINGS (SFA) = 3 STORIES OR 45'  
 PROPOSED HEIGHT OF SFA TOWNHOMES = 3 STORY OR 45'  
 MAXIMUM HEIGHT OF BUILDINGS (SFD) = 35'  
 PROPOSED HEIGHT OF SFD COTTAGES = 2 STORY OR 35'

MAXIMUM BUILDING LENGTH = 200'  
 SPACING OF BUILDINGS SHALL BE CONSISTENT WITH INTERNATIONAL CODES COUNCIL  
 ALL BUILDING FACADES (DESIGN AND MATERIALS) SHALL COMPLY WITH DEKALB COUNTY  
 CODE REQUIREMENTS OR AS DICTATED BY REZONING CONDITIONS.

NO TRANSITIONAL BUFFER REQUIRED BETWEEN  
 MR-2 AND R-75 ZONING FOR SINGLE FAMILY DETACHED COTTAGES  
 50' TRANSITIONAL BUFFER REQUIRED BETWEEN  
 MR-2 AND C-1 ZONING

PARKING SPACES BASED ON MR-2 ZONING ORDINANCE  
 RESIDENTIAL = 1.5 SPACES X 51 UNITS = 77 REQUIRED  
 GUEST PARKING = 0.25 SPACES X 51 UNITS = 13 REQUIRED  
 TOTAL PARKING REQUIRED = 90  
 EACH UNIT HAS A ONE CAR GARAGE AND ONE OUTSIDE DRIVEWAY SPACE = 102  
 ADDITIONAL GUEST SPACES = 6  
 TOTAL PARKING PROVIDED = 108

ARTICLE 27-5.5.1B STATES THAT OPEN SPACE REQUIREMENTS  
 APPLY TO RESIDENTIAL SUBDIVISIONS WITH MORE THAN 36 UNITS.  
 THIS SITE HAS 4.87 ACRES - 15% REQUIRED 42.47% PROVIDED

NEW SIDEWALKS TO BE PROVIDED = 3,478 LF

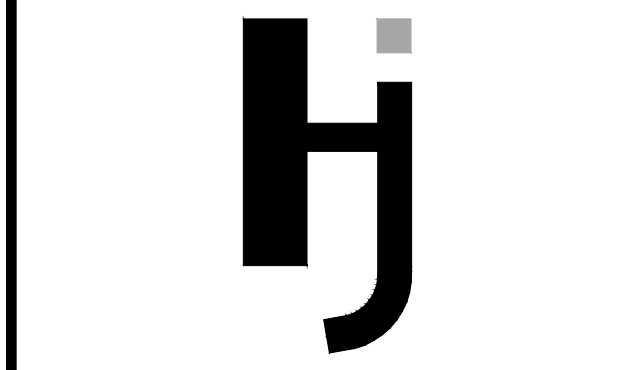
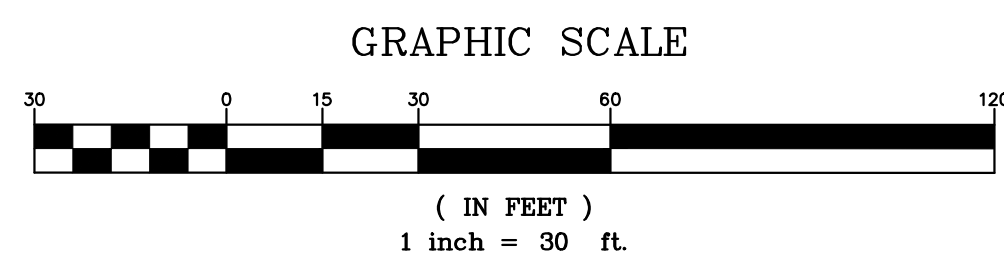
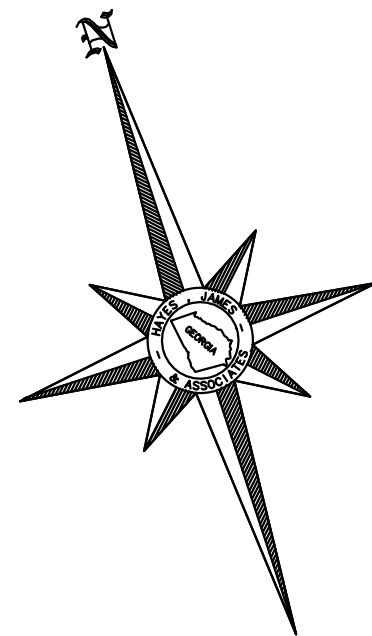
WALLS MUST BE UTILIZED ON THIS SITE DUE TO TOPOGRAPHIC CHALLENGES.  
 PERIMETER SITE WALLS WILL BE TALLER THAN 8' FEET.

STREET TREES TO BE 50' OC ALONG ROCKBRIDGE ROAD AND THE PRIVATE DRIVES.

STREETLIGHTS TO BE 80' OC ALONG ROCKBRIDGE ROAD AND 100' OC  
 ALONG PROPOSED PRIVATE DRIVES

PEDESTRIAN LIGHTS TO BE 40' OC ALONG ROCKBRIDGE ROAD.

PRIVATE DRIVES SHALL HAVE THE SAME BASE AND PAVING SPECIFICATIONS  
 AS REQUIRED FOR PUBLIC STREETS.



Hayes James  
 ENGINEERS, PLANNERS & SURVEYORS

4145 SHACKLEFORD ROAD  
 SUITE 300  
 NORCROSS, GEORGIA 30093  
 TEL: (770) 923-1600  
 FAX: (770) 923-4202

captura  
 properties I, LLC

160 CLAIREMONT AVE  
 DECATUR, GA 30030

Contact: GUS ABALO  
 (786) 282-2772

This document is prepared for the exclusive use of captura  
 solar and shall not be relied on by any other person or entity.

No.	REVISION	Description	By	Date
1	A	REVISED TO REFLECT STAFF COMMENTS	CES	5-21-21
2				
3				
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 permission of the engineer.

FOR REVIEW ONLY  
 NOT TO BE RELEASED FOR CONSTRUCTION

PRELIM ISSUE:  
 3/17/2020

Project Title  
 ROCKBRIDGE ROAD

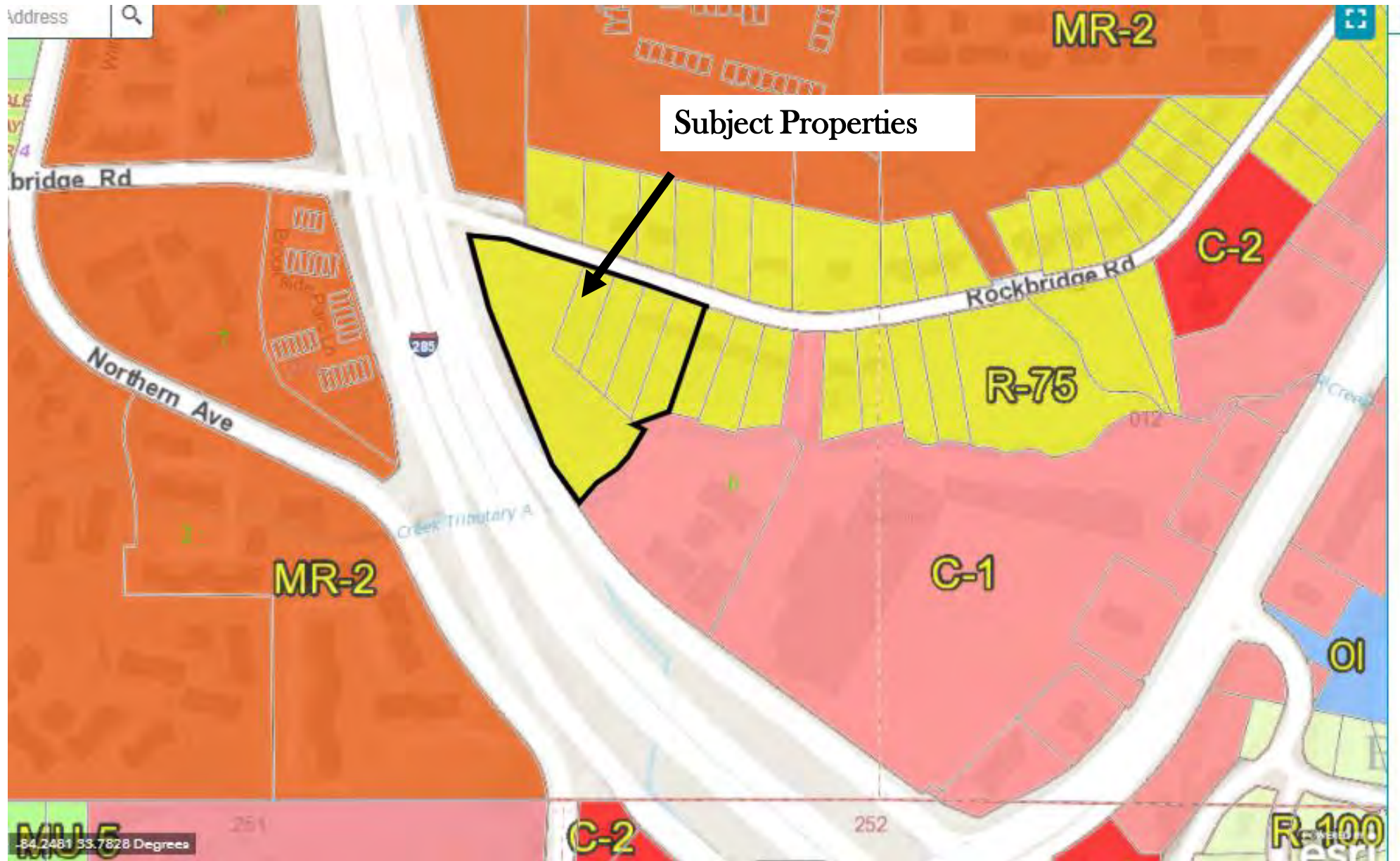
Project Location  
 Address 3581 ROCKBRIDGE ROAD  
 City, State Zip STONE MOUNTAIN, GA 30083  
 Land Lot -  
 District-Section -  
 County DEKALB

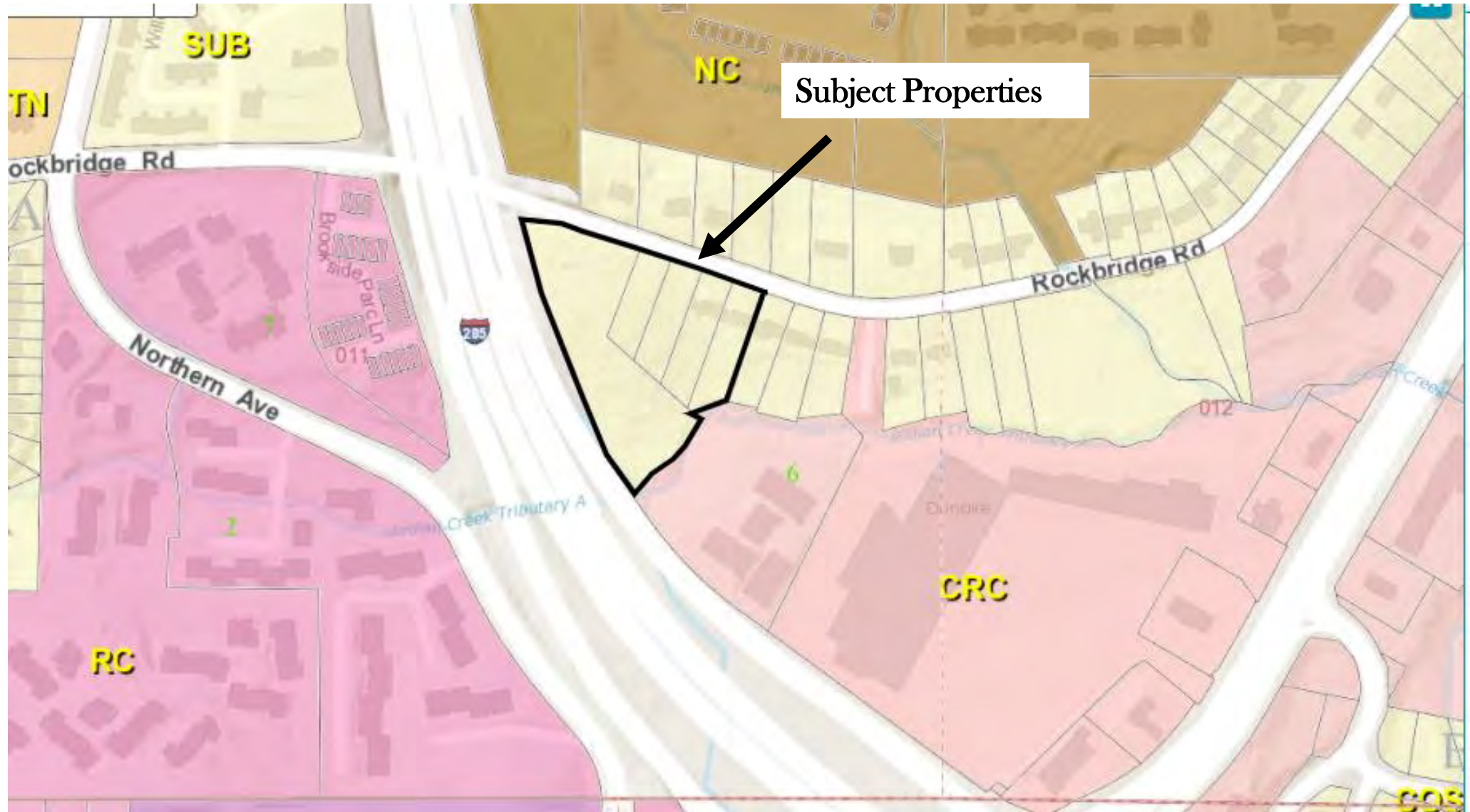
Project No. 20-505  
 Drawn By: KC  
 Checked By: CS  
 Initial Issue Date: XX-XX-XXXX

Sheet Title  
 REZONING EXHIBIT

Sheet Number  
 E-1

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 5/21/2021 5:24 PM  
 christie e. sims, rls





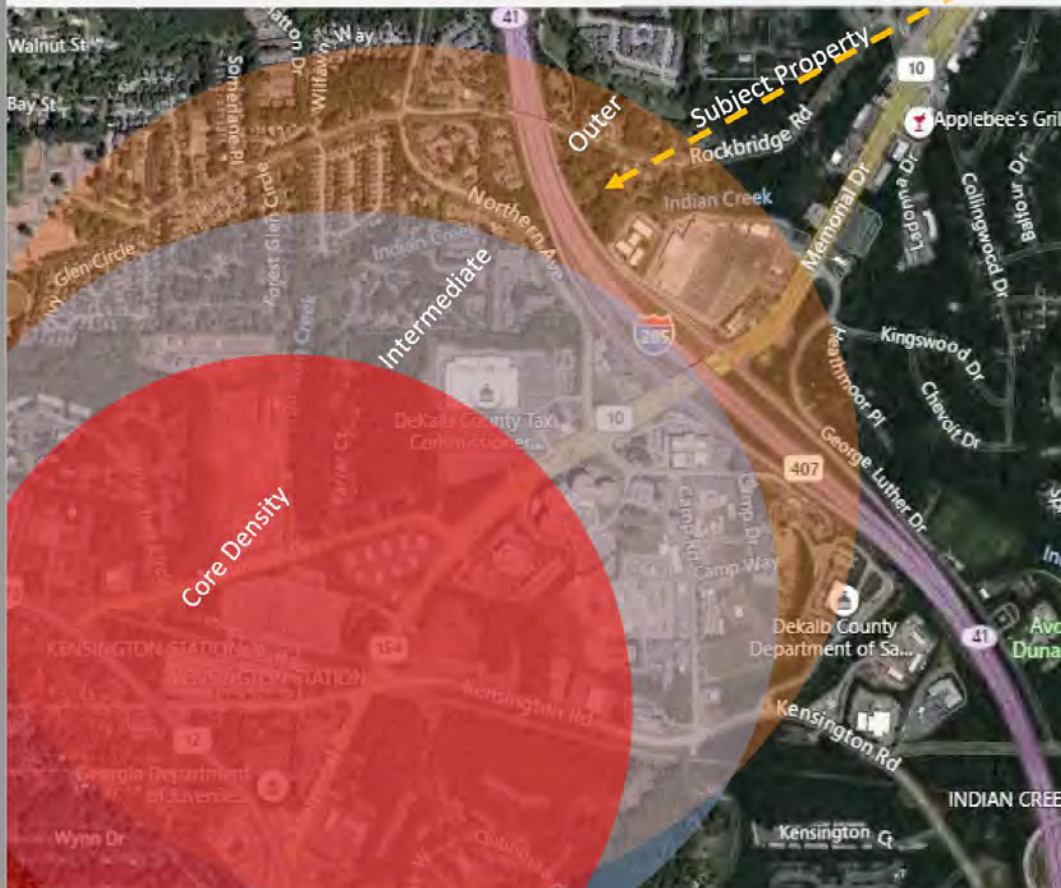
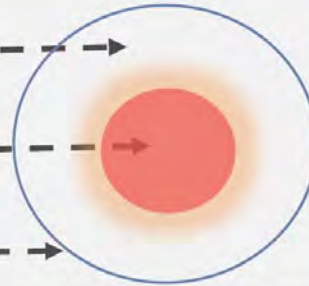


**Preferred Intensity**

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







REAR ELEVATION

3/16" = 1'-0"



FRONT ELEVATION

3/16" = 1'-0"



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

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 6/2/21 Applicant's Name: Kyle Williams & Williams Teusink, LLC E-Mail: kwilliams@williamateusink.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: 2118 Proposed Land Use Designation: RC (Regional Center Character Area)

Current Zoning Classification(s): R-7 (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. 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 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 with the application 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 1/21/23 EXPIRATION DATE / 04/08/2020 DATE

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 E-Mail: \_\_\_\_\_  
(If more than one owner, attach as Exhibit "A")

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) 1B 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: RN-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.

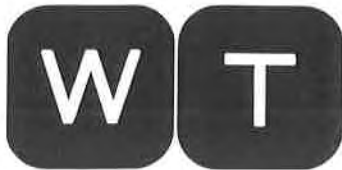
Disclosure of Campaign Contributions

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?  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



WILLIAMS  
TEUSINK

R. Kyle Williams  
Attorney at Law

404.373.9351 Direct Dial  
kwilliams@williamsteusink.com

January 21, 2021

*via Electronic Delivery to: jreid@dekalbcountga.gov*

Andrew Baker, Director  
DeKalb County, Georgia  
Department of Planning and Sustainability  
330 West Ponce de Leon Avenue,  
Decatur, Georgia 30030

Re: **APPLICATION TO AMEND OFFICIAL ZONING MAP**

3611 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083  
Tax Parcel Id No. 18 011 06 007

3605 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083  
Tax Parcel Id No. 18 011 06 006

3599 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083  
Tax Parcel Id No. 18 011 06 005

3593 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083  
Tax Parcel Id No. 18 011 06 004

3581 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083  
Tax Parcel Id No. 18 011 06 001

Dear Director Baker:

I represent Ahmad Farida, Thomas and Margaret Corbin, William B. Corbin as Trustee of The William Boggs Corbin Trust, and Captura Properties I, LLC (collectively, "Applicant"). Mr. Ahmad owns that certain real property known as and located at 3611 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 007). Mr. and Mrs. Corbin own that certain real property known as and located at 3605 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 006). The William Boggs Corbin Trust owns those certain real properties located at and known as 3599 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 005); 3593 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 004); and, 3581 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 001). 3611 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 007); 3605 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 006); 3599 Rockbridge Road, Stone Mountain,

DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 005); 3593 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 004); and, 3581 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 001) are collectively referred to as the “Property.”

Captura Properties I, LLC is under contract to purchase the Property and intends to pursue the development as proposed outlined in this Application.

The Property consists of approximately 4.87 acres to the east of Interstate 285 where Rockbridge Road crosses over and across Interstate 285. The Property abuts and adjoins to the north the medical office park known as “Memorial Perimeter Office Park” and located at 4540 – 4544 Memorial Drive, Stone Mountain, DeKalb County, Georgia 30032. The highly commercial corridor along Memorial Drive at Interstate 285 is to the immediate south of the Property and includes restaurants, service and retail, commercial offices, and governmental services, including DeKalb County Watershed Management, DeKalb County Jail and Sheriff’s Office, and DeKalb County Tax Commissioner.

The Property is within one and half (1 ½) miles of the Kensington MARTA Station and the Kensington Station Redevelopment Concept Vision.

The Property is zoned R-75 (Residential Medium Lot-75) District with an Existing Land Use classification as Suburban (SUB) based upon the 2035 Comprehensive Plan and Future Land Use Map (the “Comprehensive Land Use Map”). The adjacent and adjoining properties on Rockbridge Road to the east and northeast of the Property are zoned R-75 (Residential Medium Lot-75) District with an Existing Land Use classification of Suburban (SUB) based upon the Comprehensive Land Use Map. The adjacent and adjoining properties to the north and west of the Property are zoned MR-2 (Medium Density Residential with Existing Land Use classifications of Neighborhood Center (NC) and Regional Center (RC) based upon the Comprehensive Land Use Map. The adjacent and adjoining property to the southeast is a C-1 (Local Commercial) District with an Existing Land Use classification of Commercial Redevelopment Corridor (CRC) based upon the Comprehensive Land Use Map.

The Property is currently improved with only two (2) detached single family residential structures with one (1) each on 3611 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 007) and 3605 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 006), which are the two (2) eastern parcels farthest away from Interstate 285. The remainder of the Property is vacant and unimproved.

### **SUMMARY OF PROPOSED REZONING**

Applicant requests rezoning of the Property from R-75 to MR-2 (Medium Density Residential) and amendment to the Comprehensive Land Use Map classification from Suburban (SUB) to Neighborhood Center (NC) to allow for development and use of the Property as fifty-two (52) attached single family townhomes at a density of 10.7 units per acre as detailed and



conditioned upon the plans submitted in support of this Application. The rezoning is necessary due to the fact that the current zoning is for single family development and is out of character for the neighboring properties and the proximity of the Property to Interstate 285, highly commercial corridor along Memorial Drive at Interstate 285, and the Kensington MARTA Station.

This application to Amend the Official Zoning Map is submitted concurrently with an application to Comprehensive Land Use Plan of DeKalb County seeking an amendment to the Comprehensive Land Use Map classification from Suburban (SUB) to Neighborhood Center (NC).

### **DOCUMENTED IMPACT ANALYSIS FOR REZONING UNDER SECTION 27-7.3.5**

**(a) Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.**

The proposed rezoning of the Property does not conform with the policy and intent of the current Comprehensive Land Use Map classification of the Property. The Property is zoned R-75 (Residential Medium Lot-75) District with an Existing Land Use classification as Suburban (SUB) based upon the Comprehensive Land Use Map. This application to Amend the Official Zoning Map is submitted concurrently with an application to Comprehensive Land Use Plan of DeKalb County seeking an amendment to the Comprehensive Land Use Map classification from Suburban (SUB) to Neighborhood Center (NC).

The proposed rezoning of the Property will permit development of a higher density single family townhouse that is suitable in view of the use and development of adjacent and nearby property. The Property abuts and adjoins to the north the medical office park known as “Memorial Perimeter Office Park” and located at 4540 – 4544 Memorial Drive, Stone Mountain, DeKalb County, Georgia 30032. The highly commercial corridor along Memorial Drive at Interstate 285 is to the immediate south of the Property and includes restaurants, service and retail, commercial offices, and governmental services, including DeKalb County Watershed Management, DeKalb County Jail and Sheriff’s Office, and DeKalb County Tax Commissioner.

The Property is within one and half (1 ½) miles of the Kensington MARTA Station and the Kensington Station Redevelopment Concept Vision.

The Property is centrally located within the highly trafficked commercial area at the intersection of Memorial Drive and Interstate 285. The Property is within one and a half (1 ½) miles of the MARTA Kensington Station. The surrounding area is a mix of governmental, commercial, retail, and other non-residential uses. However, the immediate surrounding area is lacking in high density residential uses.

The adjacent and adjoining properties on Rockbridge Road to the east and northeast of the Property are zoned R-75 (Residential Medium Lot-75) District with an Existing Land Use classification of Suburban based upon the Comprehensive Land Use Map. The adjacent and adjoining properties to the north and west of the Property are zoned MR-2 (Medium Density

Residential) with Existing Land Use classifications of Neighborhood Center (NC) and Regional Center (RC). The adjacent and adjoining property to the southeast is a C-1 (Local Commercial) District with an Existing Land Use of Commercial Redevelopment Corridor (CRC).

The proposed rezoning would allow for a higher density residential development that would complement and better serve the existing non-residential uses. The proposed rezoning and development would serve as a catalyst for other residential redevelopment adjacent to and within the Kensington-Memorial Drive Overlay. While outside of the boundaries of the overlay district, the proposed rezoning is consistent with the overlay's stated objective to "create a positive real estate investment climate which will stimulate economic development and job creation." The proposed rezoning and development would allow for a trans-oriented development near the MARTA Kensington Station that is sought by the Kensington-Memorial Drive Overlay District.

More importantly, the current zoning of the Property as R-75 (Residential Medium Lot-75) is obsolete as it is not economically feasible or desirable that the Property be used as a single-family house as currently zoned. Only two (2) detached single family residential structures have been built on the nearly five (5) acres of land due to the close proximity to Interstate 285. The remainder of the Property is vacant and unimproved.

**(b) 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.**

As detailed in Section (a) above, the proposed rezoning is suitable in view of the use and development of adjacent and nearby properties. However, the proposed development does require an amendment to the Comprehensive Land Use Map to change the Existing Land Use classification of Suburban (SUB) to Neighborhood Center (NC) in order to increase the density from 8 units per acre to 10.7 units per acre. Amendment to the Comprehensive Land Use Map is consistent with the surrounding Existing Land Use classifications of Neighborhood Center (NC), Regional Center (RC), and Commercial Redevelopment Corridor (CRC) while proposed development a transitional density of 10.7 units per acre providing the necessary stairstep transition to the surrounding Existing Land Use classification of Suburban (SUB).

**(c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**

The current zoning of the Property as R-75 (Residential Medium Lot-75) is obsolete as it is not economically feasible or desirable that the Property be used as a single-family house as currently zoned. Only two (2) detached single family residential structures have been built on the nearly five (5) acres of land due to the close proximity to Interstate 285. The remainder of the Property is vacant and unimproved.

**(d) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties.**

As detailed in Section (a) above, the proposed rezoning is consistent with and will not adversely affect the existing use or usability of adjacent and nearby properties. However, the proposed development does require an amendment to the Comprehensive Land Use Map to change the Existing Land Use classification of Suburban (SUB) to Neighborhood Center (NC) in order to increase the density from 8 units per acre to 10.7 units per acre. Amendment to the Comprehensive Land Use Map is consistent with the surrounding Existing Land Use classifications of Neighborhood Center (NC), Regional Center (RC), and Commercial Redevelopment Corridor (CRC) while proposed development a transitional density of 10.7 units per acre providing the necessary stairstep transition to the surrounding Existing Land Use classification of Suburban (SUB).

**(e) 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.**

As detailed in Section (a) above, the proposed rezoning is consistent with and will not adversely affect the existing use or usability of adjacent and nearby properties. However, the proposed development does require an amendment to the Comprehensive Land Use Map to change the Existing Land Use classification of Suburban (SUB) to Neighborhood Center (NC) in order to increase the density from 8 units per acre to 10.7 units per acre. Amendment to the Comprehensive Land Use Map is consistent with the surrounding Existing Land Use classifications of Neighborhood Center (NC), Regional Center (RC), and Commercial Redevelopment Corridor (CRC) while proposed development a transitional density of 10.7 units per acre providing the necessary stairstep transition to the surrounding Existing Land Use classification of Suburban (SUB).

**(f) 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.**

Except as detailed above, there are no other existing or changing conditions affecting the use or development of the affected land areas which support either approval or denial of the proposed land use change.

**(g) 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 result in a use which will or could cause an excessive or burdensome use of exiting streets, transportation facilities, utilities, or schools. The Property is well served by existing streets, transportation facilities, and utilities within the immediate surrounding areas located at the intersection of Interstate 285 and Memorial Drive. The proposed

townhome community will not impact existing schools as such do not typically attract families with school age children given the unit size and lack of community amenities such as swimming pools. The existing infrastructure is more than sufficient to support the proposed residential development.

**(h) Whether the zoning proposal adversely impacts the environment or surrounding natural resources**

The proposed rezoning will not adversely impact the environment or surrounding natural resources.

**ADDITIONAL SUPPORTING DOCUMENTATION**

1. Application to Amend Official Zoning Map;
2. Rezone Application Authorization;
3. Land Use (Future Development) Map Amendment Application Authorization;
4. Notarized Authorization by Property Owner for Representation;
5. Summary of Property Ownership;
6. *Warranty Deed* dated December 19, 2003 (Parcel 7);
7. *Quitclaim Deed* dated August 20, 1993 (Parcels 4 and 5)<sup>1</sup>;
8. Legal Descriptions of the Property;
9. Zoning Map of the Property;
10. Comprehensive Land Use Map of the Property and surrounding properties;
11. Aerial Map depicting the Property and surrounding properties;
12. *Boundary Survey* (Project #20-005), prepared by Hayes, James & Associates, Inc., dated February 3, 2020;
13. *Topographic Map* (Project #20-005), prepared by Hayes, James & Associates, Inc., dated February 10, 2020;
14. *Rezoning Exhibit, Sheet E-1* (Project #20-005), prepared by Hayes, James & Associates,

---

<sup>1</sup> Applicant will supplement this Application to supplement vesting deeds for Parcels 1 and 6.

Inc., dated March 17, 2020;

15. *Rockbridge Road Proposed Development – Elevations and Floor Plans – Unit A – Parcels 1 Thru 39*, prepared by Luis Matalon, Registered Architect, dated March 22, 2020; and,

16. *Rockbridge Road Proposed Development – Elevations and Floor Plans – Unit B – Parcels 40 Thru 52*, prepared by Luis Matalon, Registered Architect, dated March 22, 2020.

The requisite application fee was previously submitted and paid to the County as evidenced by the enclosed receipt.

I appreciate consideration of this request for rezoning. Please do not hesitate to contact me with any questions or request for additional information or documentation.

Sincerely,

  
R. Kyle Williams

Encl.

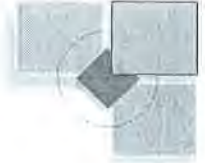
RKW/saa



DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director



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 E-Mail: \_\_\_\_\_
(If more than one owner, attach as Exhibit "A")

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 filling 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 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 SIGNATURE OF APPLICANT / DATE
1/25/23 04/08/2020

EXPIRATION DATE / SEAL Check One: Owner [ ] Agent [ ]

330 West Ponce de Leon Avenue - Suites 100-500 - Decatur, Georgia - 30030
[voice] 404.371.2155 [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007
Web Address: http://www.dekalbcountyga.gov/planning
Email Address: planninganddevelopment@dekalbcountyga.gov

Captura Properties I, LLC/Gus Abalo

Ahmad Farida

3611 Rockbridge Road  
Tax Parcel Id No. 18 011 06 007  
DB 15659, P 642

Thomas & Margaret Corbin

3605 Rockbridge Road  
Tax Parcel Id No. 18 011 06 006  
DB 4763, P 119

The William Boggs Corbin Trust

3599 Rockbridge Road  
Tax Parcel Id No. 18 011 06 005  
DB 7838, P 235

3593 Rockbridge Road  
Tax Parcel Id No. 18 011 06 004  
DB 7838, P 236

3581 Rockbridge Road  
Tax Parcel Id No. 18 011 06 001  
DB 7539, P 560

Exhibit B

Donations to DeKalb officials: Disclosure.

Jeff Rader 250.00

Larry Johnson 100.00

Steve Bradshaw 250.00



**NOTARIZED AUTHORIZATION BY PROPERTY OWNER  
FOR REPRESENTATION**

3611 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083  
Tax Parcel ID No. 18 011 06 007

I, AHMAD FARIDA, state that I am the current owner of that certain real property located at 3611 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel ID No. 18 011 06 007) (the "Property"), which is the subject matter of the attached Application. I authorize the persons and firm named below to act as Applicant and my representative in pursuit of this Application, in all matters related to zoning, permitting, planning, building, and development.

Name of Applicant: R. Kyle Williams

Name of Firm: Williams Teusink, LLC  
Address: The High House  
309 Sycamore Street  
Decatur, Georgia 30030

Telephone No.: (404) 373-9590

Email: [kwilliams@williamsteusink.com](mailto:kwilliams@williamsteusink.com)

*Ahmad Farida* dotloop verified  
03/27/20 8:27 PM EDT  
D9Q7-FF23-6T3M-H8FD

AHMAD FARIDA

Sworn and subscribed  
before me this 27 day of March, 2020.

*Gabrielle C. Opie* dotloop verified  
04/03/20 3:29 PM EDT  
TK1D-A9MB-T7HH-DQNU

Notary Public Fulton County - State of Georgia  
Commission Expiration Date: 02/19/2024

**NOTARIZED AUTHORIZATION BY PROPERTY OWNER  
FOR REPRESENTATION**

3599 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083  
Tax Parcel ID No. 18 011 06 005

3593 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083  
Tax Parcel ID No. 18 011 06 004

3581 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083  
Tax Parcel ID No. 18 011 06 001

I, WILLIAM B. CORBIN, as TRUSTEE of THE WILLIAM BOGGS CORBIN TRUST (the "Trust) state that the Trust is the current owner of those certain real properties located at 3599 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel ID No. 18 011 06 005), 3593 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel ID No. 18 011 06 004), and 3581 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel ID No. 18 011 06 001)(collectively, the "Property), which are the subject matter of the attached Application. I authorize the persons and firm named below to act as Applicant and my representative in pursuit of this Application, in all matters related to zoning, permitting, planning, building, and development.

Name of Applicant: R. Kyle Williams

Name of Firm: Williams Teusink, LLC  
Address: The High House  
309 Sycamore Street  
Decatur, Georgia 30030

Telephone No.: (404) 373-9590

Email: [kwilliams@williamsteusink.com](mailto:kwilliams@williamsteusink.com)

THE WILLIAM BOGGS CORBIN TRUST

*Tom Corbin*

dotloop verified  
03/29/20 10:34 PM EDT  
9SDE-ZBWD-Z8SN-D2OJ

WILLIAM B. CORBIN, TRUSTEE

Sworn and subscribed  
before me this 29 day of March, 2020.

*Gabrielle C. Opie*

dotloop verified  
04/03/20 3:29 PM  
EDT  
JYXS-XEJ5-IDIS-XTNC

Notary Public Fulton County - State of Georgia  
Commission Expiration Date: 02/19/2024

**NOTARIZED AUTHORIZATION BY PROPERTY OWNER  
FOR REPRESENTATION**

3605 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083  
Tax Parcel ID No. 18 011 06 006

WE, THOMAS AND MARGARET CORBIN, state that we are the current owners of that certain real property located at 3605 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel ID No. 18 011 06 006) (the "Property"), which is the subject matter of the attached Application. I authorize the persons and firm named below to act as Applicant and my representative in pursuit of this Application, in all matters related to zoning, permitting, planning, building, and development.

Name of Applicant: R. Kyle Williams

Name of Firm: Williams Teusink, LLC  
Address: The High House  
309 Sycamore Street  
Decatur, Georgia 30030

Telephone No.: (404) 373-9590

Email: [kwilliams@williamsteusink.com](mailto:kwilliams@williamsteusink.com)

*Tom Corbin* dotloop verified  
03/29/20 10:34 PM EDT  
RU9T-CMEZ-ROHV-PAWG

THOMAS CORBIN

Sworn and subscribed  
before me this 29 day of March, 2020.

*Gabrielle C. Opie* dotloop verified  
04/03/20 3:29 PM EDT  
ZYRV-SSQN-RNXG-SJFC

Notary Public Fulton County - State of Georgia  
Commission Expiration Date: 02/19/2024

*Margaret Corbin* dotloop verified  
03/29/20 6:48 PM EDT  
2XFH-4DAV-BIP4-UJGQ

MARGARET CORBIN

Sworn and subscribed  
before me this 29 day of March, 2020.

*Gabrielle C. Opie* dotloop verified  
04/03/20 3:29 PM EDT  
AQPC-SSQG-DFCU-ZUEJ

Notary Public Fulton County - State of Georgia  
Commission Expiration Date: 02/19/2024



404.371.2155 (o)  
404.371.4556 (f)  
DeKalbCountyGa.gov

Clark Harrison Building  
330 W. Ponce de Leon Ave  
Decatur, GA 30030

Chief Executive Officer  
Michael Thurmond

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Director  
Andrew A. Baker, AICP

**REZONE APPLICATION AUTHORIZATION**

Completion of this form is required if the individual making the request is **not** the owner of the property.

DATE: \_\_\_\_\_

CHECK TYPE OF APPLICATION:

- LAND USE PLAN
- REZONE
- MINOR MODIFICATION

TO WHOM IT MAY CONCERN:

( I ) (WE), Ahmad Farida, Thomas and Margaret Corbin, and The William Boggs Corbin Trust  
(Name of owner(s))

being (owner)/(owners) of the property described below or attached hereby delegate authority to

Kyle Williams, Williams Teusink, LLC  
(Name of Applicant or Agent Representing Owner)

to file an application on (my) / (our) behalf.

Notary Public

*Ahmad Farida*

dotloop verified  
03/27/20 8:27 PM EDT  
RTYY-1RVV-PO63-IZNY

Owner Ahmad Farida (3611 Rockbridge Road)

Notary Public

*Tom Corbin*

dotloop verified  
03/29/20 10:34 PM EDT  
Q03K-GRWA-GQHJ-JENE

*Margaret Corbin*

dotloop verified  
03/29/20 6:48 PM EDT  
KLBT-IQCM-9DE8-SUNA

Owner Thomas & Margaret Corbin (3605 Rockbridge Road)

Notary Public

*Tom Corbin*

dotloop verified  
03/29/20 10:34 PM EDT  
O0BX-N6SS-ZHZ-15KE

Owner William B. Corbin, Trustee  
The William Boggs Corbin Trust  
(3581, 3593, and 3599 Rockbridge Road)

*Gabrielle C. Opie*

dotloop verified  
04/03/20 3:29 PM EDT  
ZGWZ-RMK0-L3KK-6GNK

Commission Expires 2/19/2024

Fulton County - State of Georgia

Captura Properties I, LLC/Gus Abalo

Ahmad Farida

3611 Rockbridge Road  
Tax Parcel Id No. 18 011 06 007  
DB 15659, P 642

Thomas & Margaret Corbin

3605 Rockbridge Road  
Tax Parcel Id No. 18 011 06 006  
DB 4763, P 119

The William Boggs Corbin Trust

3599 Rockbridge Road  
Tax Parcel Id No. 18 011 06 005  
DB 7838, P 235

3593 Rockbridge Road  
Tax Parcel Id No. 18 011 06 004  
DB 7838, P 236

3581 Rockbridge Road  
Tax Parcel Id No. 18 011 06 001  
DB 7539, P 560

Return To:  
EUGENE S. TAYLOR  
ATTORNEY AT LAW, P.C.  
2900 CHAMBLEE TUCKER ROAD  
BUILDING 4, SUITE 200  
ATLANTA, GEORGIA 30341  
(770) 455-1155  
File: Ahmad/031378

Deed Book 15659 Pg 643  
Filed and Recorded Dec-31-2003 12:16pm  
2003-0237927  
Real Estate Transfer Tax \$90.00

*Linda Carter*  
Linda Carter  
Clerk of Superior Court DeKalb Cty. Ga.  
A PUBLIC OFFICER WHO HAS BEEN ELECTED BY THE PEOPLE OF THE STATE OF GEORGIA TO SERVE IN THE OFFICE OF CLERK OF SUPERIOR COURT DEKALB COUNTY, GEORGIA

# WARRANTY DEED

STATE OF GEORGIA                      COUNTY OF DEKALB

THIS INDENTURE, Made the 19th day of December, in the year Two Thousand Three, between

**Regions Bank**

of the County of DeKalb, and the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

**Farida Ahmad**

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH THAT: GRANTOR, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said grantee,

All that tract or parcel of land lying and being in Land Lot 11 of the 18th District, DeKalb County, Georgia, being Lot 4, Memorock, as per plat recorded in Plat Book 29, Page 45, DeKalb County, Georgia records, which plat is hereby referred to and made a part of this description, being improved property having a house thereon known as 3611 Rockbridge Road, according to the present system of numbering houses in DeKalb County, Georgia, and being more particularly shown on survey prepared by Georgia Land Surveying Co., Inc. dated November 15, 1989.

This conveyance is made subject to all easements, covenants and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anyway appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written. Signed, sealed and delivered in the presence of:

*[Handwritten Signature]*  
Witness  
*[Handwritten Signature]*  
Kathy Busby  
Notary Public



Regions Bank  
*[Handwritten Signature]*  
By:  
Title: *vice President*



DeKalb County, Georgia  
Real Estate Transfer Tax

Paid \$ NONE  
CLERK, SUPERIOR COURT

FILED IN DEKALB COUNTY, GA.

SEP 17 2 51 PM '93

CLERK OF SUPERIOR COURT  
DEKALB COUNTY, GA.

STATE OF GEORGIA  
COUNTY OF DEKALB

By Mary Yarnall  
Deputy Clerk

**QUIT CLAIM DEED**

THIS INDENTURE made this 20<sup>th</sup> day of Aug, 1993, by and between  
WILLIAM B. CORBIN, party or parties of the first part, hereinafter referred to  
as "Grantor", and

WILLIAM B. CORBIN, TRUSTEE OF THE WILLIAM BOGGS CORBIN TRUST, party or parties  
of the second part hereinafter referred to as "Grantee", the words "Grantor" and  
"Grantee" to include the neuter, masculine and feminine genders, the singular and  
the plural;

**WITNESSETH:**

FOR AND IN CONSIDERATION of the sum of One Dollar and other good and valuable  
consideration delivered to grantor by Grantee at and before the execution,  
sealing and delivery hereof, the receipt and sufficiency of which is hereby  
acknowledged, the Grantor has and hereby does remise, release, convey and forever  
quitclaim unto Grantee and the heirs, legal representatives, successors and  
assigns of Grantee,

All that tract and parcel of land lying and being in Land Lot 11 of the  
18th District, of DeKalb County, Georgia, being known as Lot 2, according  
to Flat of MEMOROCK SUBDIVISION, recorded in Flat Book 29, page 45, DeKalb  
County, Georgia Records, and being more particularly described as follows:

**TO ARRIVE AT THE TRUE POINT OF BEGINNING,** Begin at a point formed by  
the intersection of the southeasterly side of Rockbridge Road and the  
southwesterly side of Collingwood Drive; and run thence southwesterly  
along the southeasterly side of Rockbridge Road, 1595.5 feet to a point  
where the right-of-way of Rockbridge Road widens; thence south 16 feet to  
a point on the south side of the right-of-way of Rockbridge Road, as  
widened; thence continuing westerly and northwesterly along the southerly  
and southwesterly side of the right-of-way of Rockbridge Road and  
following the curvature thereof 865 feet to THE TRUE POINT OF BEGINNING;  
thence northwesterly along the southwesterly side of Rockbridge Road, 80  
feet to a point; thence southerly 259.5 feet to a point; thence southeast  
88.1 feet to a point; thence northerly 293.8 feet to the southwesterly  
side of Rockbridge Road at the point of beginning.

TOGETHER WITH ALL THE RIGHTS, members and appurtenances to said described  
premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD said tract or parcel of land in order that neither the  
Grantor nor any person claiming under Grantor shall at any time, by any means or  
ways, have, claim or demand any right or title to said land or any of the rights,  
members and appurtenances thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and  
year first above written.

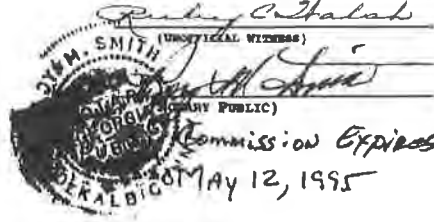
signed, sealed and Delivered in the presence of:

Ruby Catalano  
(UNOFFICIAL WITNESS)

Wm Boggs Corbin (Seal)

[Signature]  
(CLERK PUBLIC)

(SEAL)



BOOK 7838 PAGE 235

STATE OF GEORGIA  
COUNTY OF DEKALB

DeKalb County, Georgia  
Real Estate Transfer Tax  
Paid \$ NONE  
CLERK, SUPERIOR COURT  
By Mary Karamada  
Deputy Clerk  
**QUIT CLAIM DEED**

FILED & RECORDED  
DEKALB COUNTY, GA.

SEP 11 2 51 PM '93

CLERK OF SUPERIOR COURT  
DEKALB COUNTY, GA.

THIS INDENTURE made this 20<sup>th</sup> day of Aug, 1991, by and between  
WILLIAM B. CORBIN, party or parties of the first part, hereinafter referred to  
as "Grantor", and

WILLIAM B. CORBIN, TRUSTEE OF THE WILLIAM BOGGS CORBIN TRUST, party or parties  
of the second part hereinafter referred to as "Grantee", the words "Grantor" and  
"Grantee" to include the neuter, masculine and feminine genders, the singular and  
the plural;

**WITNESSETH:**

FOR AND IN CONSIDERATION of the sum of One Dollar and other good and valuable  
consideration delivered to Grantor by Grantee at and before the execution,  
sealing and delivery hereof, the receipt and sufficiency of which is hereby  
acknowledged, the Grantor has and hereby does remise, release, convey and forever  
quitclaim unto Grantee and the heirs, legal representatives, successors and  
assigns of Grantee,

All that tract and parcel of land lying and being in Land Lot 11 of the  
18th District, of DeKalb County, Georgia, being known as Lot 1 of MEMOROCK  
SUBDIVISION, by Jaro, Inc., dated 4-20-59, as recorded in Plat Book 29,  
page 45, DeKalb county Records, and more particularly described as  
follows:

BEGINNING at a point on the south side of Rockbridge Road, fifteen  
hundred ninety five and five-tenths (1595.5) feet westerly from the south-  
west corner of the intersection of Collingwood Drive and Rockbridge Road;  
to an iron pin; thence running South ten (10) feet to an iron pin; thence  
running westerly (following the curvature of the road) a distance of nine  
hundred forty five (945) feet along the south side of Rockbridge Road to  
an iron pin located at the Northeast corner of Lot 1 and the true point of  
beginning; running thence southwesterly two hundred fifty nine and five-  
tenths (259.5) feet along the westerly side of Lot 2 to an iron pin;  
thence running Northwest eighty eight and one-tenth (88.1) feet to an iron  
pin; thence running Northeasterly two hundred twenty five (225) feet to  
the south side of Rockbridge Road; thence running southeasterly eighty  
(80) feet along the South side of Rockbridge Road to the point of  
beginning.

TOGETHER WITH ALL THE RIGHTS, members and appurtenances to said described  
premises in anyway appertaining or belonging.

TO HAVE AND TO HOLD said tract or parcel of land in order that neither the  
Grantor nor any person claiming under Grantor shall at any time, by any means or  
ways, have, claim or demand any right or title to said land or any of the rights,  
members and appurtenances thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and  
year first above written.

Signed, Sealed and Delivered in the presence of:

Mary Karamada  
H. J. (UNOFFICIAL WITNESS)  
[Signature]  
CLERK OF SUPERIOR COURT  
DEKALB COUNTY  
Commission Expires  
May 12, 1995

W. Boggs Corbin (Seal)  
\_\_\_\_\_  
(SEAL)

BOOK 7838 PAGE 236



Return To:  
EUGENE S. TAYLOR  
ATTORNEY AT LAW, P.C.  
2900 CHAMBLEE TUCKER ROAD  
BUILDING 4, SUITE 200  
ATLANTA, GEORGIA 30341  
(770) 455-1155  
File: Ahmad/031378

Deed Book 15659 Pg 643  
Filed and Recorded Dec-31-2003 12:16pm  
2003-0237927  
Real Estate Transfer Tax \$90.00

*Linda Carter*  
Linda Carter  
Clerk of Superior Court DeKalb Cty. Ga.  
1. PLEASE SIGN AND SEAL THIS DEED AND RETURN TO DEKALB COUNTY CLERK OF SUPERIOR COURT

# WARRANTY DEED

STATE OF GEORGIA COUNTY OF DEKALB

THIS INDENTURE, Made the 19th day of December, in the year Two Thousand Three, between

**Regions Bank**

of the County of DeKalb, and the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

**Farida Ahmad**

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH THAT: GRANTOR, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said grantee,

All that tract or parcel of land lying and being in Land Lot 11 of the 18th District, DeKalb County, Georgia, being Lot 4, Memorock, as per plat recorded in Plat Book 29, Page 45, DeKalb County, Georgia records, which plat is hereby referred to and made a part of this description, being improved property having a house thereon known as 3611 Rockbridge Road, according to the present system of numbering houses in DeKalb County, Georgia, and being more particularly shown on survey prepared by Georgia Land Surveying Co., Inc. dated November 15, 1989.

This conveyance is made subject to all easements, covenants and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anyway appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.  
Signed, sealed and delivered in the presence of:

*[Signature]*  
Witness  
*Kathy Busby*  
Notary Public



**Regions Bank**  
*[Signature]*  
By:  
Title: *Vice President*



DeKalb County, Georgia  
Real Estate Transfer Tax

Paid \$ NONE  
CLERK, SUPERIOR COURT

By: Mary T. Anderson  
Deputy Clerk

FILED & RECORDED  
DEKALB COUNTY, GA.

SEP 17 2 51 PM '93

CLERK OF SUPERIOR COURT  
DEKALB COUNTY, GA.

STATE OF GEORGIA  
COUNTY OF DEKALB

**QUIT CLAIM DEED**

THIS INDENTURE made this 20<sup>th</sup> day of Aug 1993, by and between  
WILLIAM B. CORBIN, party or parties of the first part, hereinafter referred to  
as "Grantor", and

WILLIAM B. CORBIN, TRUSTEE OF THE WILLIAM BOGGS CORBIN TRUST, party or parties  
of the second part hereinafter referred to as "Grantee", the words "Grantor" and  
"Grantee" to include the neuter, masculine and feminine genders, the singular and  
the plural;

**WITNESSETH:**

FOR AND IN CONSIDERATION of the sum of One Dollar and other good and valuable  
consideration delivered to Grantor by Grantee at and before the execution,  
sealing and delivery hereof, the receipt and sufficiency of which is hereby  
acknowledged, the Grantor has and hereby does remise, release, convey and forever  
quitclaim unto Grantee and the heirs, legal representatives, successors and  
assigns of Grantee,

All that tract and parcel of land lying and being in Land Lot 11 of the  
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County, Georgia Records, and being more particularly described as follows:

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southwesterly side of Collingwood Drive; and run thence southwesterly  
along the southeasterly side of Rockbridge Road, 1595.5 feet to a point  
where the right-of-way of Rockbridge Road widens; thence south 10 feet to  
a point on the south side of the right-of-way of Rockbridge Road, as  
widened; thence continuing westerly and northwesterly along the southerly  
and southwesterly side of the right-of-way of Rockbridge Road and  
following the curvature thereof 865 feet to THE TRUE POINT OF BEGINNING;  
thence northwesterly along the southwesterly side of Rockbridge Road, 80  
feet to a point; thence southerly 259.5 feet to a point; thence southeast  
88.1 feet to a point; thence northerly 293.8 feet to the southwesterly  
side of Rockbridge Road at the point of beginning.

TOGETHER WITH ALL THE RIGHTS, members and appurtenances to said described  
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Grantor nor any person claiming under Grantor shall at any time, by any means or  
ways, have, claim or demand any right or title to said land or any of the rights,  
members and appurtenances thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and  
year first above written.

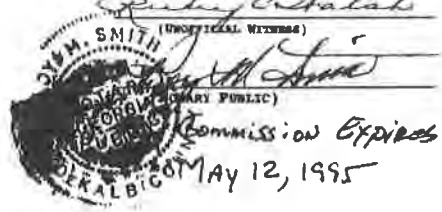
signed, sealed and delivered in the presence of:

Ruby Catalano  
(UNOFFICIAL WITNESS)

Wm Boggs Corbin (See 1)

[Signature]  
(CLERK)

(SEAL)



BOOK 7838 PAGE 235

STATE OF GEORGIA  
COUNTY OF DEKALB

DeKalb County, Georgia  
Real Estate Transfer Tax

Paid \$ NONE  
CLERK, SUPERIOR COURT

By W. B. Corbin  
QUIT CLAIM DEED

FILED & RECORDED  
SEP 11 2 51 PM '93

DEKALB COUNTY, GA.  
SUPERIOR COURT

THIS INDENTURE made this 20<sup>th</sup> day of Aug. 1993, by and between  
WILLIAM B. CORBIN, party or parties of the first part, hereinafter referred to  
as "Grantor", and

WILLIAM B. CORBIN, TRUSTEE OF THE WILLIAM BOGGS CORBIN TRUST, party or parties  
of the second part hereinafter referred to as "Grantee", the words "Grantor" and  
"Grantee" to include the neuter, masculine and feminine genders, the singular and  
the plural;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of One Dollar and other good and valuable  
consideration delivered to Grantor by Grantee at and before the execution,  
sealing and delivery hereof, the receipt and sufficiency of which is hereby  
acknowledged, the Grantor has and hereby does remise, release, convey and forever  
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18th District, of DeKalb County, Georgia, being known as Lot 1 of MEMOROCK  
SUBDIVISION, by Jaro, Inc., dated 4-20-59, as recorded in Plat Book 29,  
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follows:

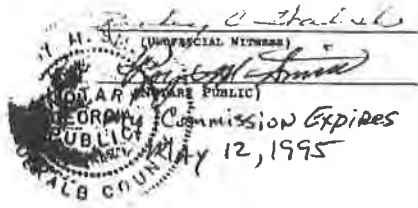
BEGINNING at a point on the south side of Rockbridge Road, fifteen  
hundred ninety five and five-tenths (1595.5) feet westerly from the South-  
West corner of the intersection of Collingwood Drive and Rockbridge Road;  
to an iron pin; thence running south ten (10) feet to an iron pin; thence  
running westerly (following the curvature of the road) a distance of nine  
hundred forty five (945) feet along the South side of Rockbridge Road to  
an iron pin located at the Northeast corner of Lot 1 and the true point of  
beginning; running thence Southwesterly two hundred fifty nine and five-  
tenths (259.5) feet along the westerly side of Lot 2 to an iron pin;  
thence running Northwest eighty eight and one-tenth (88.1) feet to an iron  
pin; thence running Northeasterly two hundred twenty five (225) feet to  
the South side of Rockbridge Road; thence running Southeasterly eighty  
(80) feet along the South side of Rockbridge Road to the point of  
beginning.

TOGETHER WITH ALL THE RIGHTS, members and appurtenances to said described  
premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD said tract or parcel of land in order that neither the  
Grantor nor any person claiming under Grantor shall at any time, by any means or  
ways, have, claim or demand any right or title to said land or any of the rights,  
members and appurtenances thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and  
year first above written.

Signed, Sealed and Delivered in the presence of:



W. B. Corbin (Seal)  
\_\_\_\_\_  
(SEAL)

BOOK 7838 PAGE 236



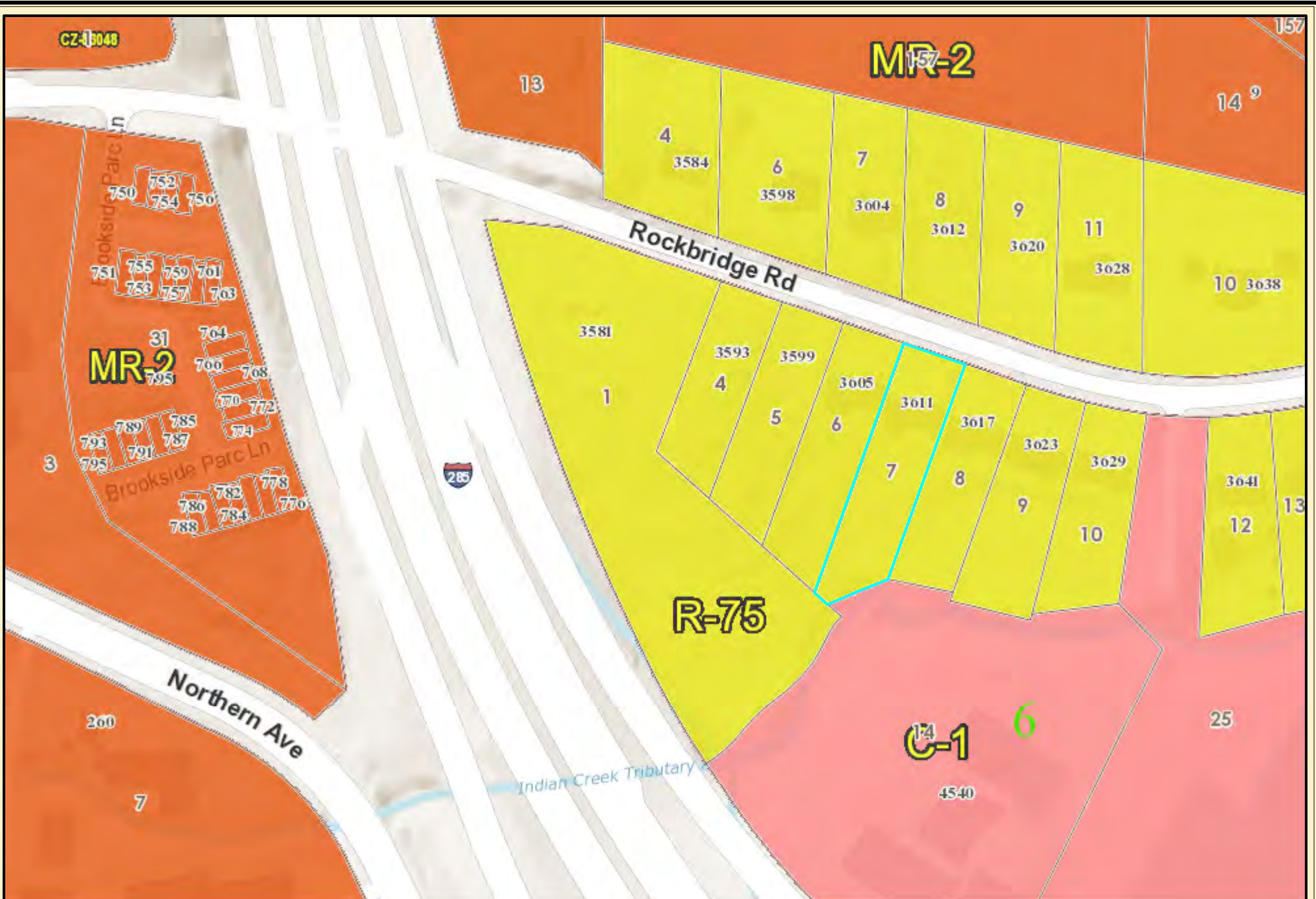
5/13/2020 10:45 AM

DeKalb County 330 West Ponce de Leon Ave  
Decatur, GA 30030

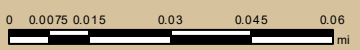
Register ID: DV-CASH01  
Cashier: JHOLMES  
Tran Date: 5/13/2020 10:44:11 AM  
Tran # 451640  
Payer: Kyle Williams & Williams Teusink LLC

DESCRIPTION	AMT DUE	AMT PAID
AP# 1243934		
Fee: ZONREZONERES ( REZONE (RESIDEN TIAL) )	\$750.00	\$750.00
CHECK #VV003		\$750.00
Subtotal:		\$750.00
Tax:		\$0.00
Total:		\$750.00
Payment:		\$750.00
Change:		\$0.00

Thank You For Your Patronage!



# DeKalb County Parcel Map

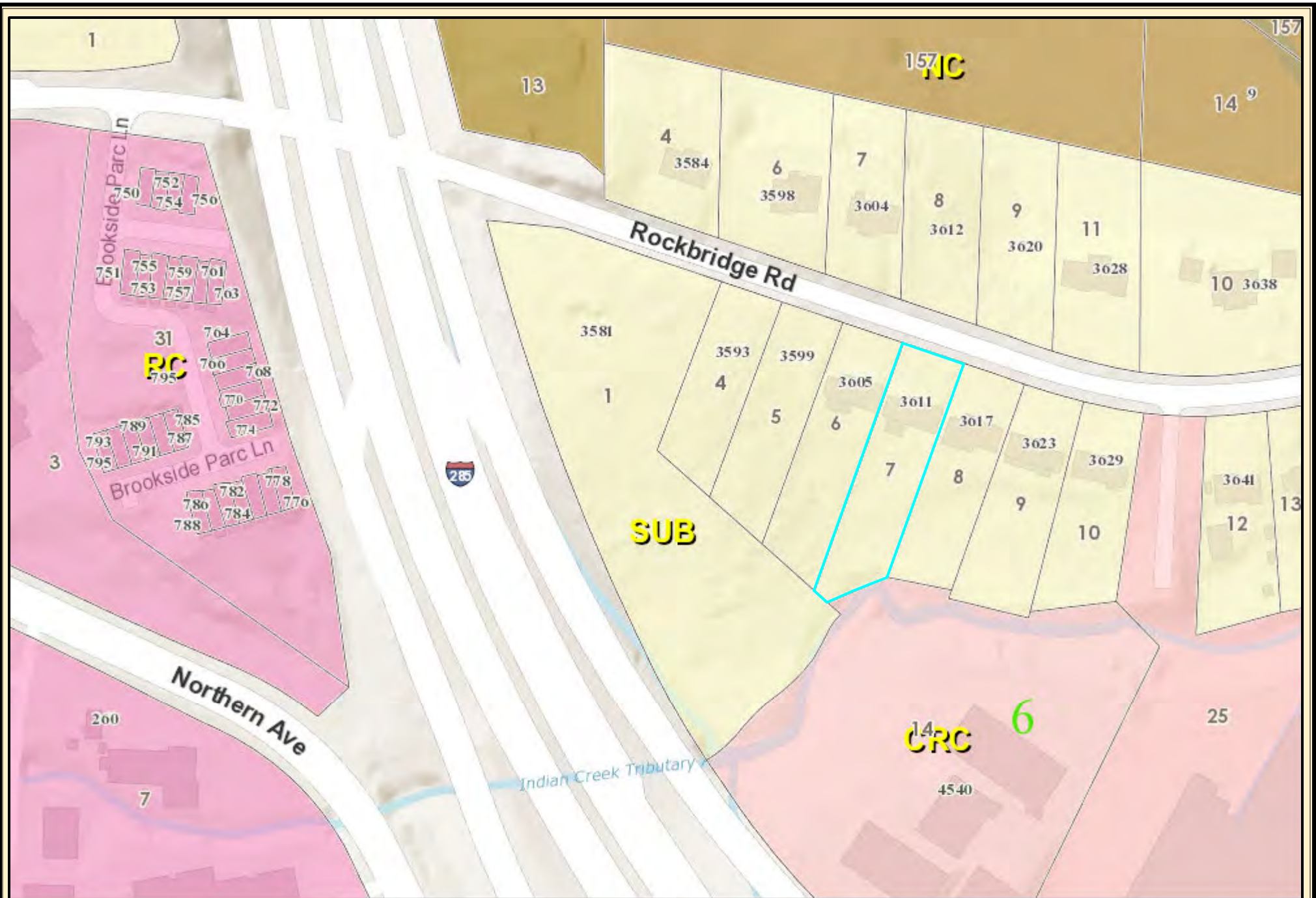


Date Printed: 4/8/2020

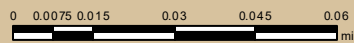


### DeKalb County GIS Disclaimer

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.



# DeKalb County Parcel Map



Date Printed: 4/8/2020



### 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.

Google Maps 3611 Rockbridge Rd SW



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2020 100 ft

NOTE:

BOUNDARY REFERENCE WAS TAKEN FROM A PLAT PREPARED BY HAYES JAMES & ASSOCIATES PREPARED FOR CAPTURA PROPERTIES, LLC, DATED FEBRUARY 3, 2020.

HORIZONTAL DATUM IS NAD83 GEORGIA GRID WEST ZONE. VERTICAL DATUM IS NAVD83. ALL STATE PLANE DATUM WAS ESTABLISHED USING A TOPCON HIPER GPS RECEIVER AND THE GPS NETWORK.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PARCEL(S): EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACT(S) THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

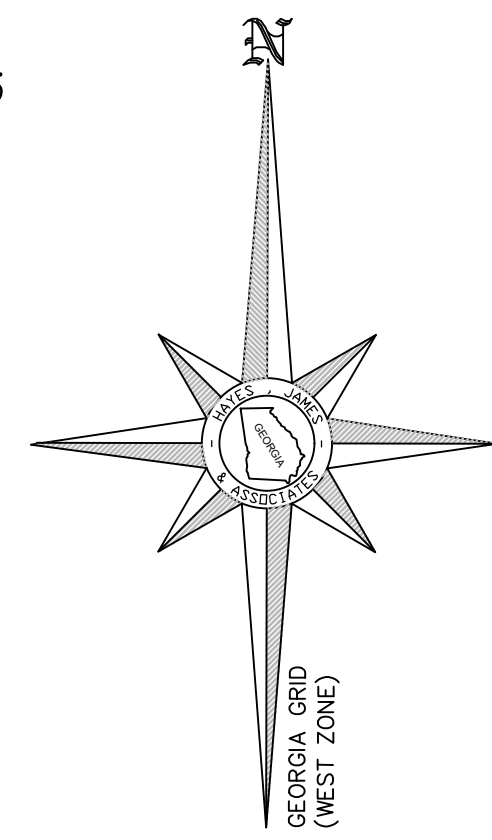
INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON HAS BEEN SHOWN BASED ON THE LOCATION OF THE ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND FLAGS AND PAINT PLACED BY THE UTILITY PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. PER GEORGIA LAW, THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

PORTIONS OF THIS TRACT OF LAND LIES WITHIN ZONE AE (SPECIAL FLOOD HAZARD AREA) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP PANEL NO. 13089C0086K EFFECTIVE AUGUST 15, 2019.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR OF RECORD.

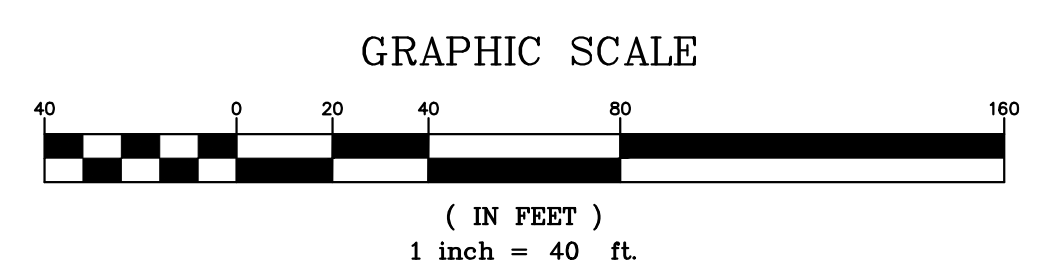
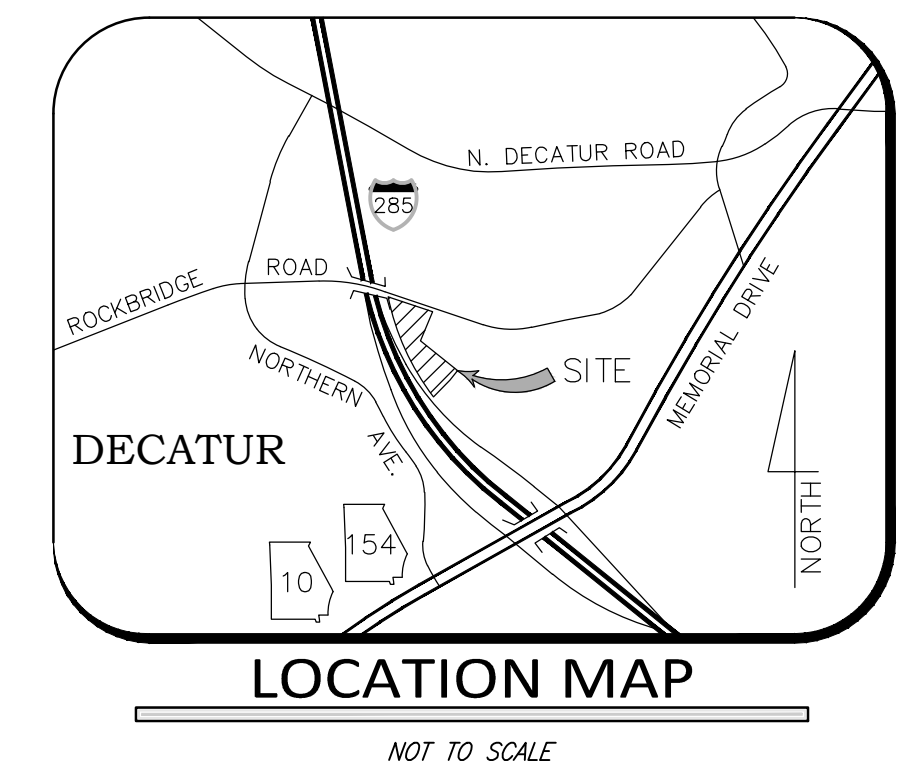
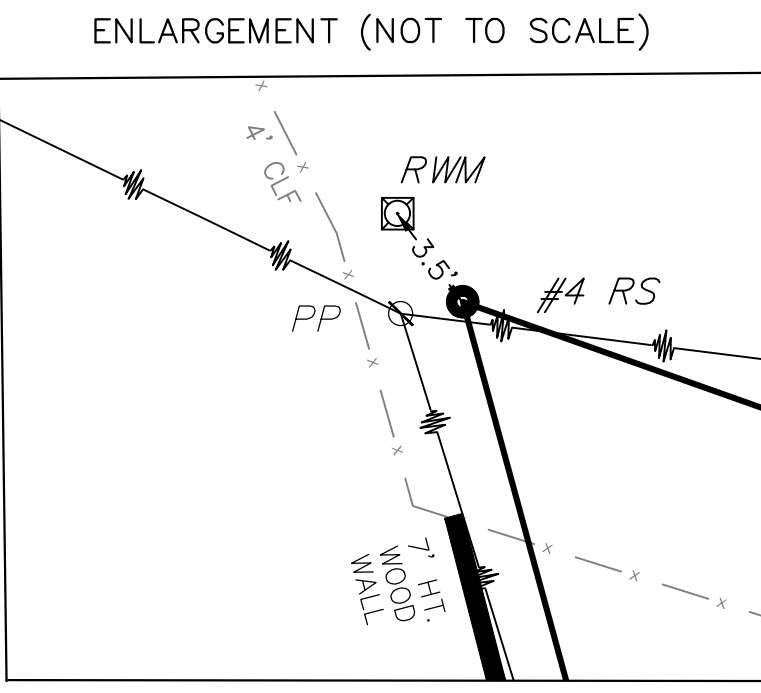
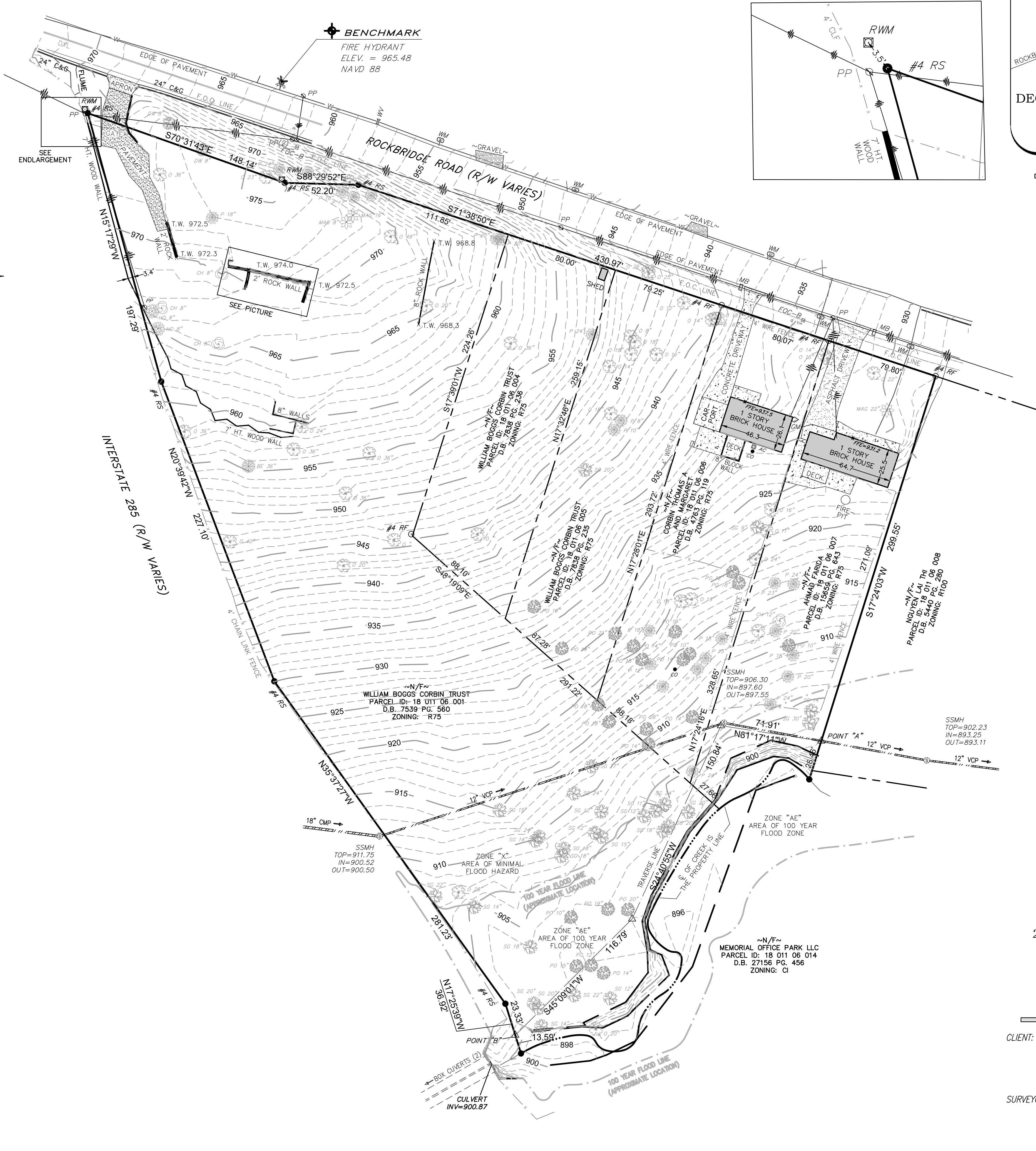
DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES.

CONTOURS ARE AT 1' INTERVALS.



LEGEND

Table with columns for LINE TYPES, SYMBOLS, and TREE SYMBOLS. Includes symbols for property lines, fences, utilities, and various trees like Beech, Cherry, Dogwood, etc.



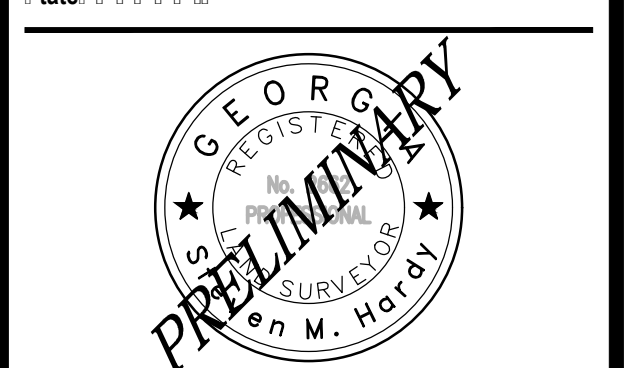
AREA
4.882 ACRES
212,653 SQ. FT.
ZONING MR-2

SITE DATA table with fields for CLIENT, SURVEYOR, SITE ADDRESS, and PROPERTY I.D.

TOPOGRAPHIC MAP
CAPTURA PROPERTIES, LLC

Hayes James logo and contact information: 4145 SHACKLEFORD ROAD, SUITE 300, NORCROSS, GEORGIA 30093.

and lots:
lot:
city:
county:
state:

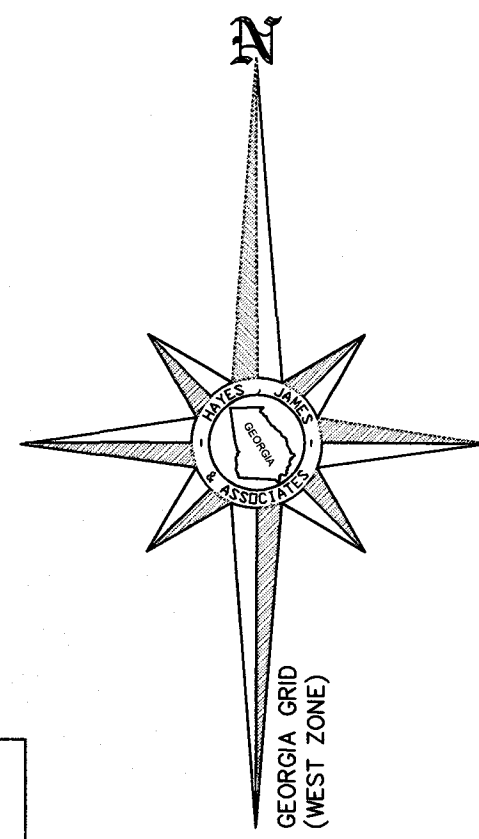


Scale: 1" = 40'
Date: 08/01/20

REVISIONS table with columns for No., Description, and Date.

2017, HAYES JAMES & ASSOCIATES it:\proj\surv\2020\20005 rockbridge road\dwg\20-005\_t.dwg





THIS BLOCK RESERVED FOR CLERK OF SUPERIOR COURT

### GEORGIA CERTIFICATION

This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in chapter 180-7 of the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 43-6-67.

*Steven M. Hardy*  
Steven M. Hardy  
Georgia Land Surveyor No. 2662

### NOTE:

BOUNDARY REFERENCE WAS TAKEN FROM A PLAT PREPARED BY CHARLES C. CORBIN, JR., RLS NO. 1744, DATED DECEMBER 31, 1992 RECORDED IN PLAT BOOK 7539, PAGE 560 OF DEKALB COUNTY, GEORGIA RECORDS.

HORIZONTAL DATUM IS NAD83 GEORGIA GRID WEST ZONE. VERTICAL DATUM IS NAVD83. ALL STATE PLANE DATUM WAS ESTABLISHED USING A TOPOCON HIPER GPS RECEIVER AND THE GPS NETWORK.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PARCEL(S): EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACT(S) THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON HAS BEEN SHOWN BASED ON THE LOCATION OF THE ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND FLAGS AND PAINT PLACED BY THE UTILITY PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. PER GEORGIA LAW, THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

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DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES.

### LEGEND

LINE TYPES	SYMBOLS
ADJACENT PROPERTY LINE	DWCB
BUILDING SETBACK LINE	FOC-B
CREEK LINE	GW
CURB AND GUTTER (C&G)	HW
EDGE OF GRAVEL	IPS
FENCE LINE	JB
FORCED MAIN	LLL
FIBER OPTIC	LOT
GAS MAIN	LP
INDEX CONTOUR	MAR-FD
INTERMEDIATE CONTOUR	MB
LAND LOT LINE	OCS
OVERHEAD POWER LINE	OTF
SANITARY SEWER PIPE	PIV
SITE WALL	PM
STORM SEWER PIPE	PP
SUBJECT PROPERTY LINE	RF
TELEPHONE LINE	RS
WATER MAIN	RWM
DOUBLE WING CATCH BASIN	
FIBER OPTIC CABLE BOX	
GUY WIRE	
HEAD WALL	
IRON PIN SET	
JUNCTION BOX	
LAND LOT LINE	
SUBDIVISION LOT #	
LIGHT POLE	
FIBER OPTIC CABLE MARKER	
MAILBOX	
OUTLET CONTROL STRUCTURE	
OPEN TOP PIPE FOUND	
POST INDICATOR VALVE	
POWER METER	
POWER POLE	
REBAR FOUND	
REBAR SET	
RIGHT-OF-WAY MONUMENT	
SOUTHERN BELL MANHOLE	
TRAFFIC SIGN	
SANITARY SEWER EASEMENT	
SINGLE WING CATCH BASIN	
TELEPHONE MARKER	
TELEPHONE PEDESTAL	
TRANSFORMER	
TRAFFIC SIGNAL BOX	
WATER METER	
WATER VALVE	
WATER VAULT	

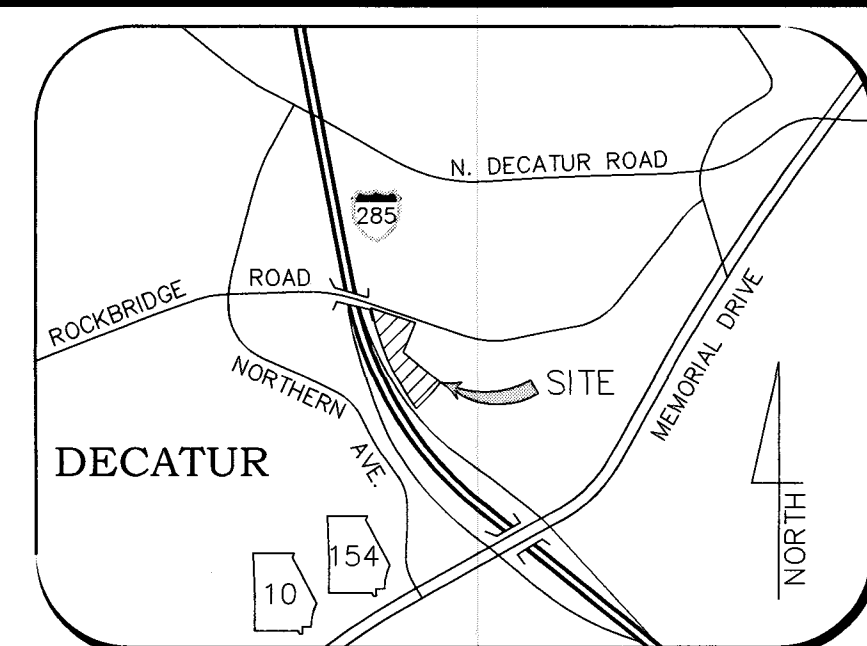
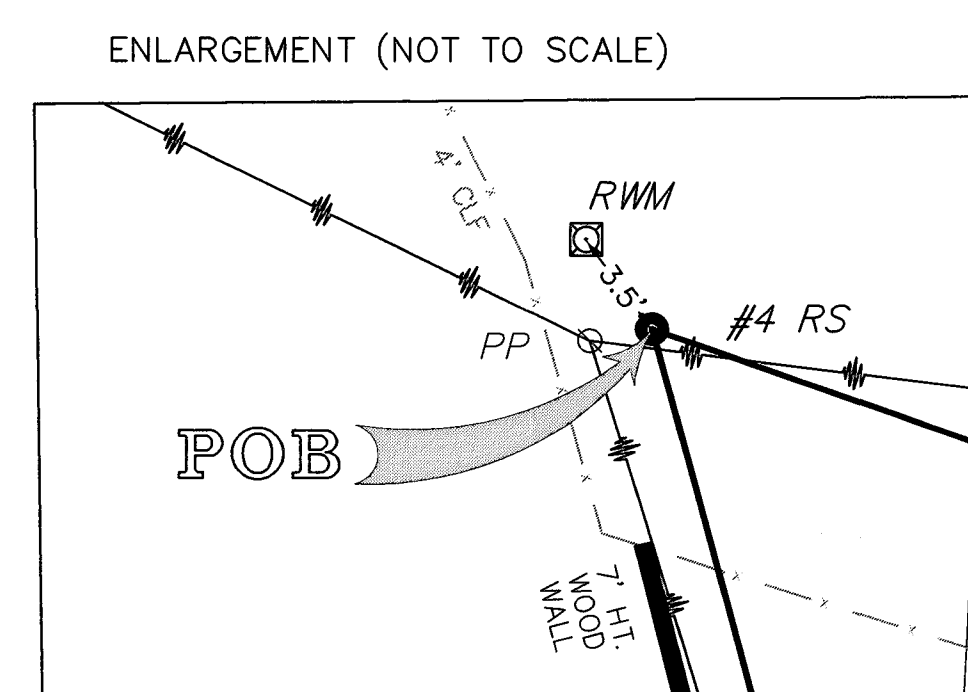
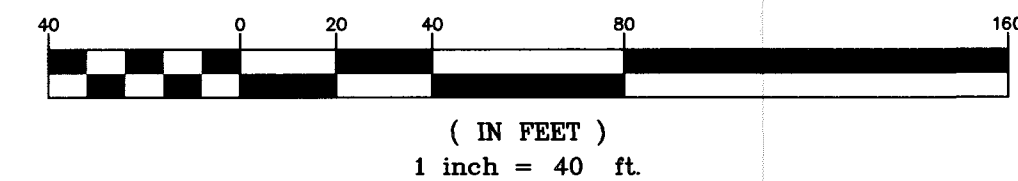
### LEGAL DESCRIPTION (AS SURVEYED):

ALL THAT CERTAIN PIECE, PARCEL, OR LOT OF LAND LYING AND BEING IN LAND LOT 11 OF THE 18TH DISTRICT, DEKALB COUNTY, GEORGIA AND BEING MORE FULLY SHOWN ON A BOUNDARY SURVEY FOR CAPTURA PROPERTIES, LLC DATED FEBRUARY 3, 2020, PREPARED BY HAYES, JAMES & ASSOCIATES AND HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT A #4 REBAR SET AT THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF ROCKBRIDGE ROAD (RIGHT OF WAY VARIES) AND THE EASTERLY RIGHT OF WAY OF INTERSTATE 285 (RIGHT OF WAY VARIES), SAID POINT BEING THE POINT OF BEGINNING (P.O.B.);

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY OF ROCKBRIDGE ROAD SOUTH TO DEGREES 31 MINUTES 43 SECONDS EAST (S70°31'43"E) A DISTANCE OF 148.14' TO A POINT; THENCE CONTINUING SOUTH 88 DEGREES 29 MINUTES 52 SECONDS EAST (S88°29'52"E) A DISTANCE OF 52.20' TO A POINT; THENCE CONTINUING SOUTH 71 DEGREES 38 MINUTES 50 SECONDS EAST (S71°38'50"E) A DISTANCE OF 430.97' TO A #4 REBAR FOUND, THENCE TURNING AND LEAVING SAID RIGHT OF WAY CONTINUING ALONG THE SHARED LINE OF N/F NORTHEN LA TH SOUTH 17 DEGREES 24 MINUTES 03 SECONDS WEST (S17°24'03"W) FOR A DISTANCE OF 271.09' TO A POINT (POINT "A") OFF-SET FROM THE CENTERLINE OF A CREEK, (SAID CREEK BEING THE PROPERTY LINE); THENCE TURNING AND CONTINUING ALONG A TRAVERSE LINE THAT RUNS ALONG SAID CREEK THE FOLLOWING THREE (3) COURSES AND DISTANCES: NORTH 81 DEGREES 17 MINUTES 11 SECONDS WEST (N81°17'11"W) FOR A DISTANCE OF 71.91' TO A POINT; SOUTH 24 DEGREES 40 MINUTES 55 SECONDS WEST (S24°40'55"W) FOR A DISTANCE OF 150.04' TO A POINT; SOUTH 45 DEGREES 09 MINUTES 01 SECONDS WEST (S45°09'01"W) FOR A DISTANCE OF 116.79' TO A POINT (POINT "B") ON THE EASTERLY RIGHT OF WAY OF INTERSTATE 285 (R/W VARIES); SAID POINT "B" BEING LOCATED 13.59' FROM THE CENTERLINE OF SAID CREEK; THENCE FROM SAID POINT "B" CONTINUING ALONG THE EAST RIGHT OF WAY OF INTERSTATE 285 (R/W VARIES) NORTH 17 DEGREES 25 MINUTES 39 SECONDS WEST (N17°25'39"W) A DISTANCE OF 23.33' TO A POINT; THENCE CONTINUING NORTH 35 DEGREES 37 MINUTES 22 SECONDS WEST (N35°37'22"W) A DISTANCE OF 281.23' TO A POINT; THENCE CONTINUING NORTH 20 DEGREES 39 MINUTES 42 SECONDS WEST (N20°39'42"W) A DISTANCE OF 227.10' TO A POINT; THENCE CONTINUING NORTH 15 DEGREES 17 MINUTES 29 SECONDS WEST (N15°17'29"W) A DISTANCE OF 197.29' TO THE POINT OF BEGINNING (P.O.B.) AND CONTAINING 4.882± ACRES (212,653± SQ. FT.).

### GRAPHIC SCALE



### SITE DATA

CLIENT: CAPTURA PROPERTIES, LLC  
160 CLAIREMONT AVENUE  
SUITE 200  
DECATUR, GEORGIA 30030  
785.282.2772

SURVEYOR: HAYES JAMES & ASSOCIATES  
4145 SHACKLEFORD ROAD  
SUITE 300  
NORCROSS, GEORGIA 30093  
www.hayesjames.com

SITE ADDRESS: 3581 ROCKBRIDGE ROAD  
STONE MOUNTAIN, GEORGIA 30083

PROPERTY I.D. 18 011 06 001

### AREA

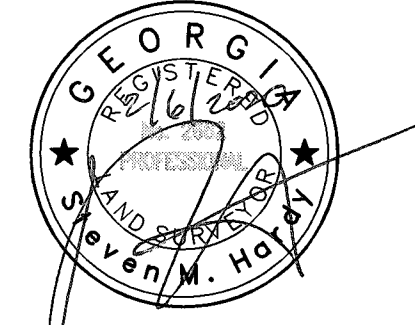
4.882± ACRES  
212,653± SQ. FT.  
ZONING MR-2  
(PROPOSED)

### TECHNICAL DATA

DATE OF SURVEY: JANUARY 2020  
EQUIPMENT USED: NIKON DTM 521  
ANGULAR ERROR: 0'00"30±  
PRECISION: 1: 10,000+  
TYPE OF ADJUSTMENT: COMPASS RULE  
PLAT CLOSURE: 1: 100,000+

BOUNDARY SURVEY  
CAPTURA PROPERTIES, LLC

PROJECT LOCATION  
Land lot(s) : 11TH  
District: 18TH  
Section:  
City: DECATUR  
County: DEKALB  
State: GEORGIA



Project #: 20-005  
Drawn By: H.D.W.  
Checked By: S.M.H.  
Scale: 1" = 40'  
Date: FEBRUARY 3, 2020

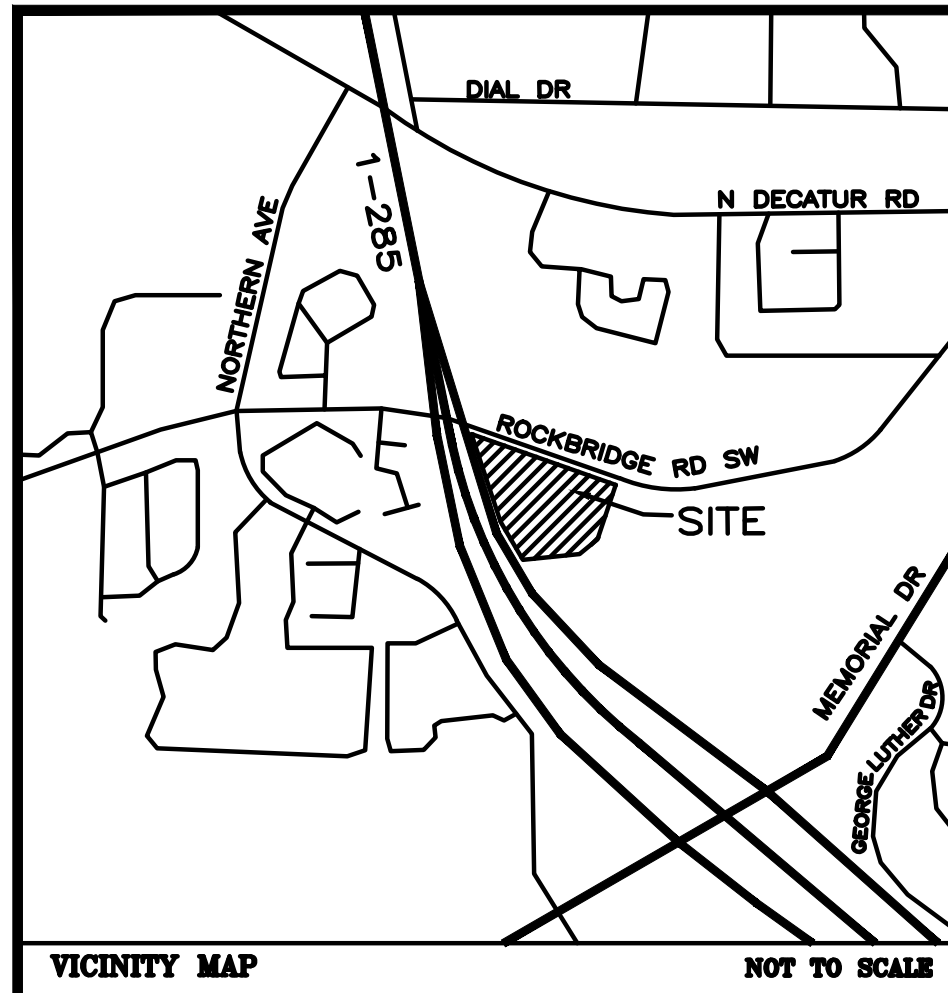
NO.	DATE	DESCRIPTION
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Sheet Number 1 of 1

**Hayes James**  
ENGINEERS, PLANNERS & SURVEYORS  
4145 SHACKLEFORD ROAD  
SUITE 300  
NORCROSS, GEORGIA 30093  
TEL: (770) 923-1600  
FAX: (770) 923-4202  
CERTIFICATE OF AUTHORIZATION:  
NO. LSF000255

160 CLAIREMONT AVENUE  
DECATUR, GA 30030  
Phone: 785.282.2772

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VICINITY MAP NOT TO SCALE

**OWNER/DEVELOPER:**  
 captura properties I, LLC  
 160 CLAIREMONT AVE  
 DECATUR, GA 30030  
 CONTACT: GUS ABALO  
 (786) 282-2772

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

PROJECT SITE = 4.87 ACRES  
 PROJECT ADDRESS IS ROCKBRIDGE ROAD  
 EXISTING ZONING = R-75  
 PROPOSED ZONING = MR-2 (MEDIUM DENSITY RESIDENTIAL DISTRICT)

PROJECT USE IS 52 SINGLE FAMILY TOWNHOME UNITS  
 MINIMUM LOT/UNIT WIDTH = 20'  
 MINIMUM LOT AREA = 1,000 SFT  
 MAXIMUM HEIGHT OF BUILDINGS = 3 STORIES OR 45'

12 DU/AC IN MR-2  
 DU/AC FOR 4.87 AC = 58.44 DU/AC MAX  
 PROPOSED DU/AC FOR PROJECT 4.87 AC = 10.68 DU/AC  
 (52 RESIDENTIAL UNITS)

FRONT SETBACK = 12' ALONG ROCKBRIDGE ROAD  
 SIDE SETBACK = 10'  
 SIDE CORNER SETBACK ALONG I-285 = 10'  
 REAR SETBACK = 15'  
 NO TRANSITIONAL BUFFER REQUIRED BETWEEN MR-2 AND R-75 ZONING  
 50 TRANSITIONAL BUFFER REQUIRED BETWEEN MR-2 AND C-1 ZONING

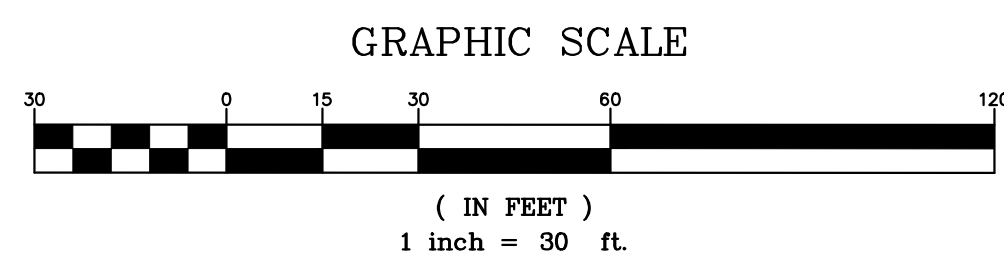
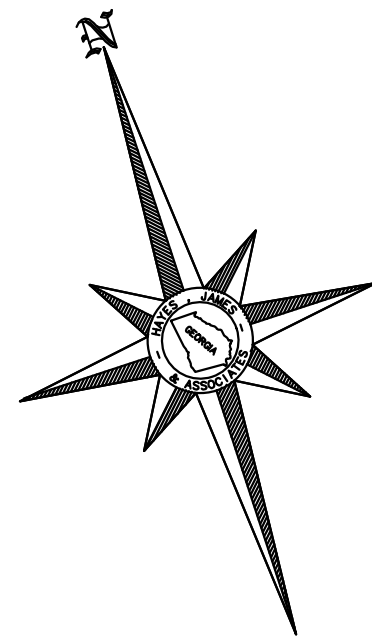
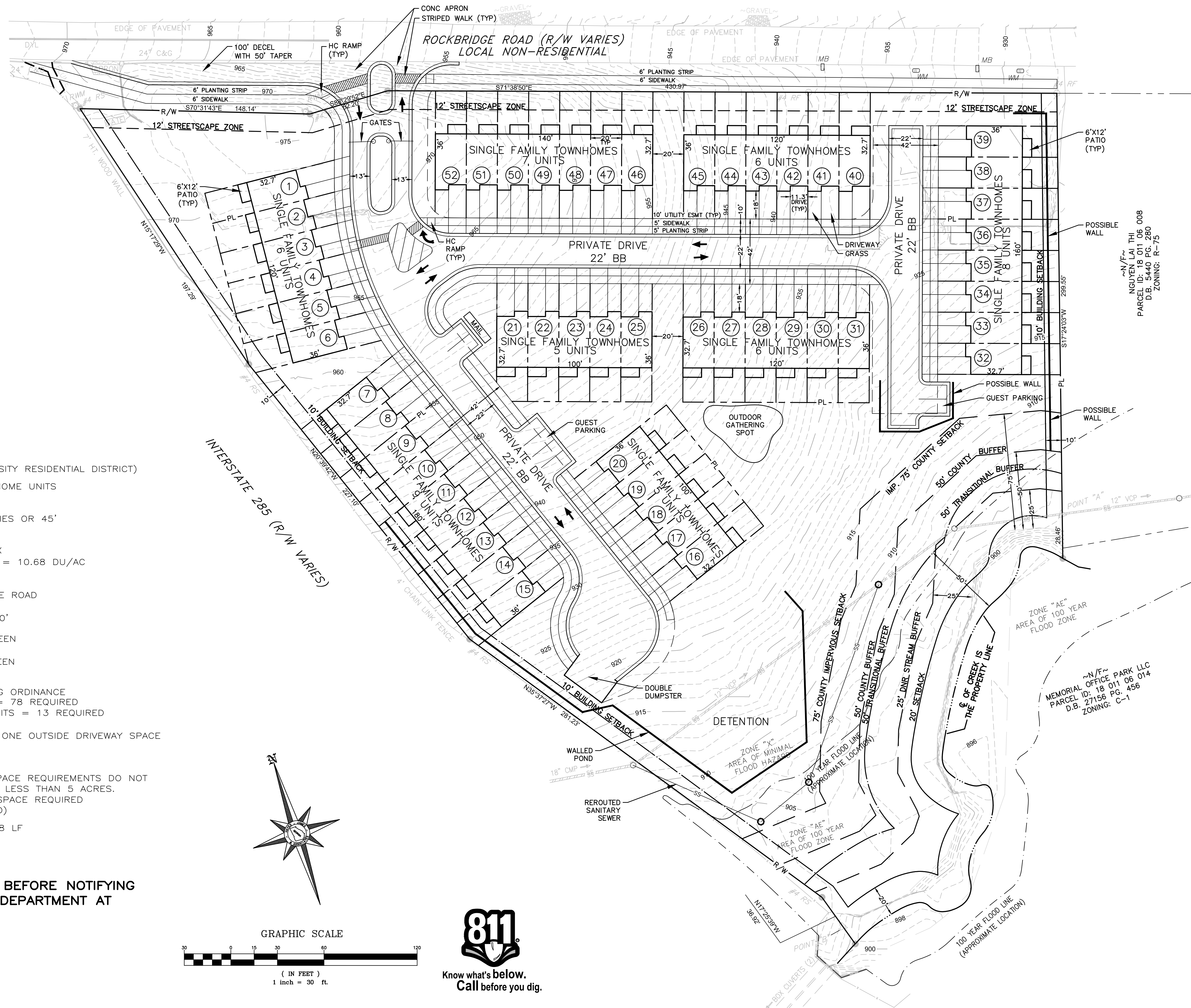
PARKING SPACES BASED ON MR-2 ZONING ORDINANCE  
 RESIDENTIAL = 1.5 SPACES X 52 UNITS = 78 REQUIRED  
 GUEST PARKING = 0.25 SPACES X 52 UNITS = 13 REQUIRED  
 TOTAL PARKING REQUIRED = 91  
 EACH UNIT HAS A ONE CAR GARAGE AND ONE OUTSIDE DRIVEWAY SPACE  
 ADDITIONAL GUEST SPACES = 8  
 TOTAL PARKING PROVIDED = 112

ARTICLE 27-5.5.1B STATES THAT OPEN SPACE REQUIREMENTS DO NOT APPLY TO RESIDENTIAL SUBDIVISIONS WITH LESS THAN 5 ACRES.  
 THIS SITE HAS 4.87 ACRES - NO OPEN SPACE REQUIRED  
 LOT COVERAGE = xx% (85% MAX ALLOWED)

NEW SIDEWALKS TO BE PROVIDED = 2,108 LF

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

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



Know what's below.  
 Call before you dig.

**Hayes James**  
 ENGINEERS, PLANNERS & SURVEYORS  
 4145 SHACKLEFORD ROAD SUITE 300  
 NORCROSS, GEORGIA 30093  
 TEL: (770) 923-1600  
 FAX: (770) 923-4202

**captura properties I, LLC**  
 160 CLAIREMONT AVE  
 DECATUR, GA 30030  
 Contact: GUS ABALO  
 (786) 282-2772

This document is prepared for the exclusive use of captura solar and shall not be relied on by any other person or entity.

No.	REVISION	Description	By	Date
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				

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**FOR REVIEW ONLY**  
 NOT TO BE RELEASED FOR CONSTRUCTION  
**PRELIM ISSUE:**  
 3/17/2020

Project Title  
**ROCKBRIDGE ROAD**  
 Project Location  
 Address 3581 ROCKBRIDGE ROAD  
 City, State Zip STONE MOUNTAIN, GA 30083  
 Land Lot -  
 District-Section -  
 County DEKALB  
 Project No. 20-505  
 Drawn By: KC  
 Checked By: CS  
 Initial Issue Date: XX-XX-XXXX  
 Sheet Title

**REZONING EXHIBIT**  
 Sheet Number **E-1**

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 normal.ctb  
 3/17/2020 8:36 AM  
 kristin\_hansen



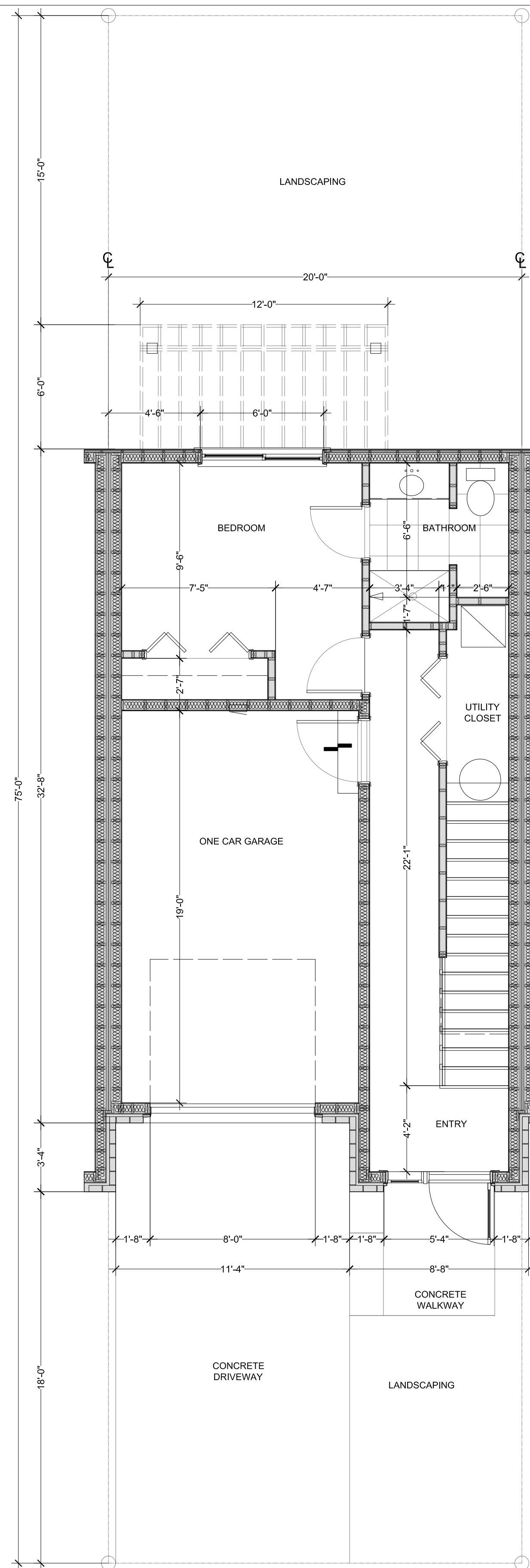
REAR ELEVATION

3/16" = 1'-0"



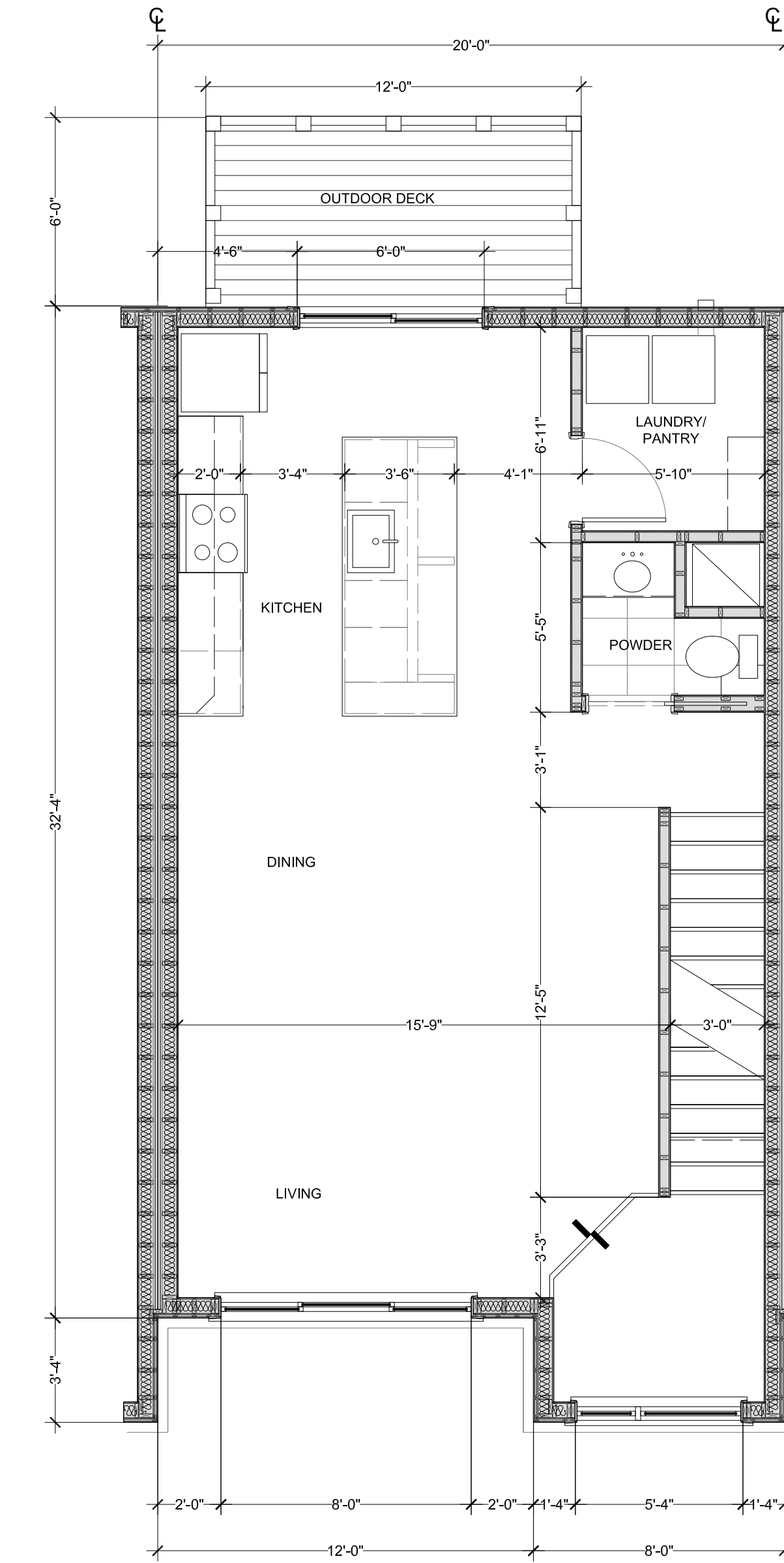
FRONT ELEVATION

3/16" = 1'-0"



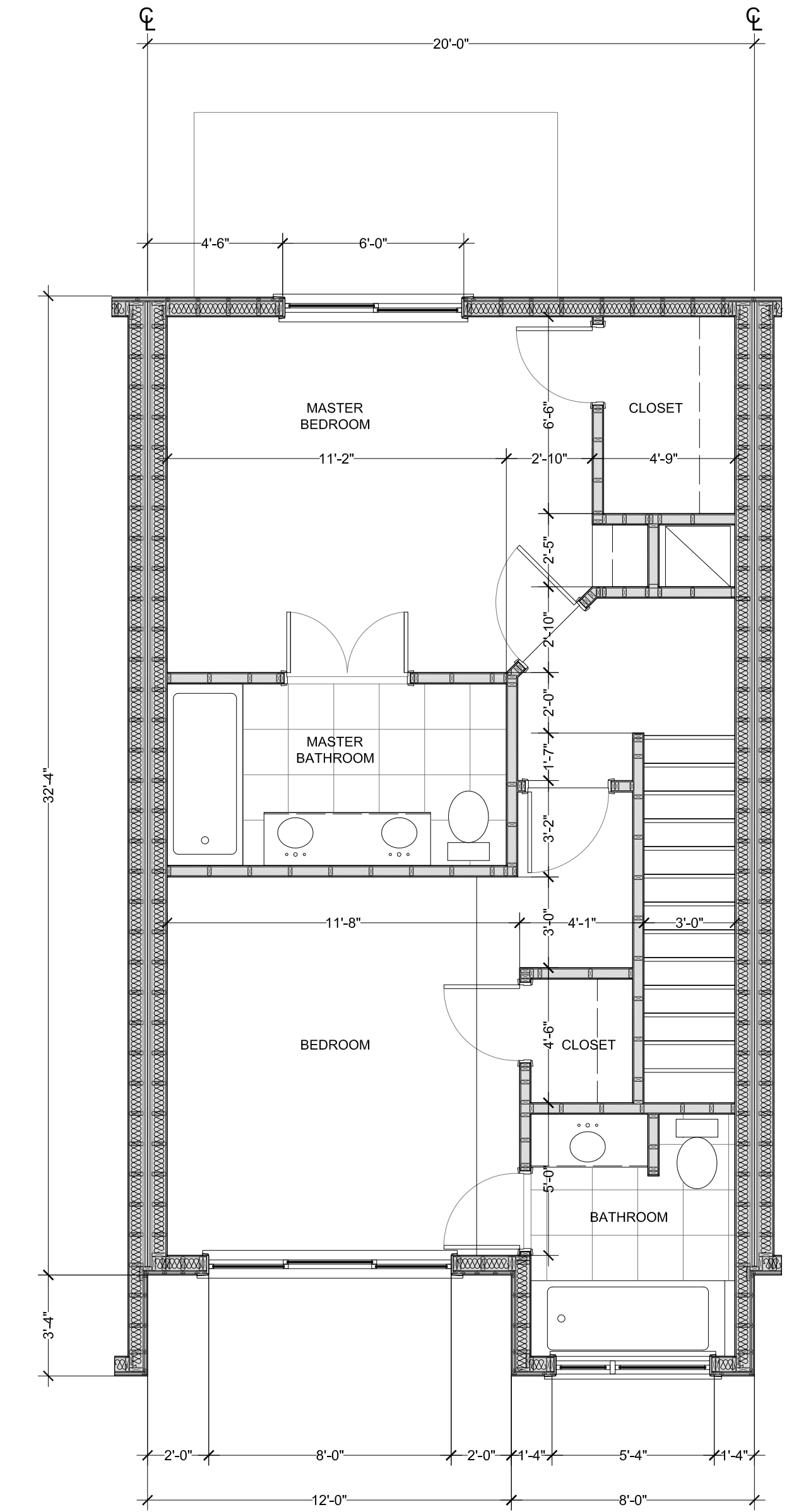
LEVEL 1 FLOOR PLAN

1/4" = 1'-0"



LEVEL 2 FLOOR PLAN

1/4" = 1'-0"



LEVEL 3 FLOOR PLAN

1/4" = 1'-0"

UNIT A - PARCELS 1 THRU 39

MR-2 ZONING DISTRICT  
 SINGLE FAMILY ATTACHED UNIT - 3 BED/3.5 BATH/ 1 CAR GARAGE  
 LOT WIDTH: 20'-0" (minimum 20'-0")  
 LOT AREA: 1500SF (minimum 1000SF)  
 LOT COVERAGE: 52.8% (maximum 85%)  
 UNIT SIZE heated,living: 1560SF (minimum 1000SF)  
 UNIT STORIES/HEIGHT: 3 stories/35'-6" (maximum 3 stories/ 45'-0")  
 FRONT SETBACK: 18'-0" (minimum 10' maximum 20')  
 REAR SETBACK: 15'-0" (10'-0" with alley/15'-0" without alley)

ROCKBRIDGE ROAD PROPOSED DEVELOPMENT

3581 ROCKBRIDGE ROAD  
 STONE MOUNTAIN, GA 30083  
 DEKALB COUNTY GEORGIA



PREPARED BY: LUIS MATALON AIA, NCARB, LEED AP (RA014115)  
 FOR: CAPTURA PROPERTIES I, LLC  
 MAR 22, 2020



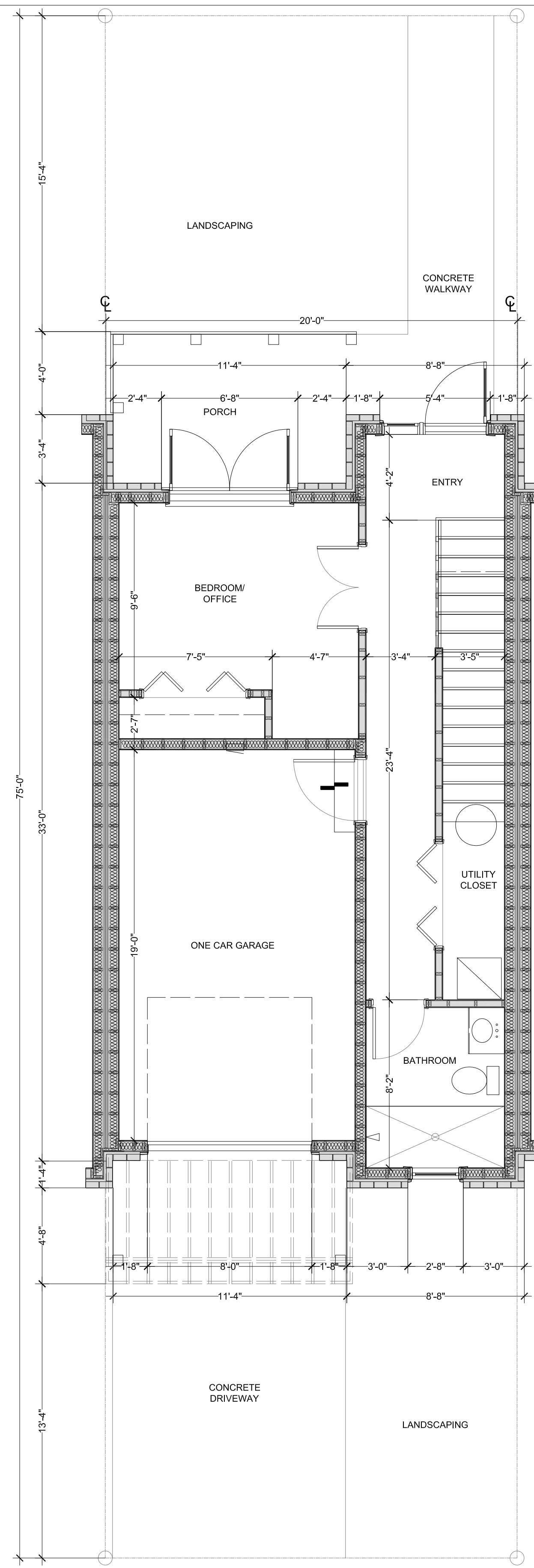
REAR ELEVATION

3/16" = 1'-0"



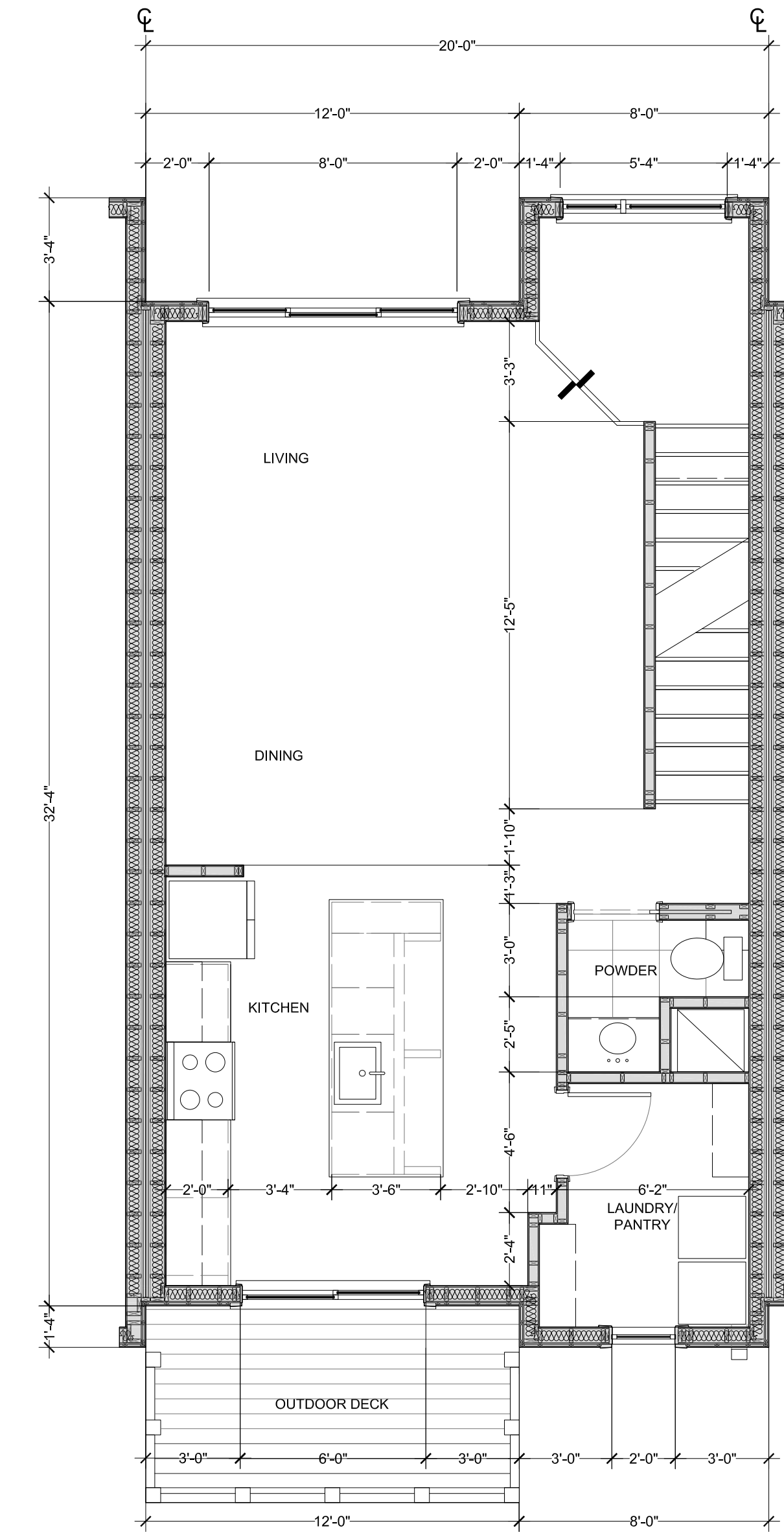
FRONT ELEVATION

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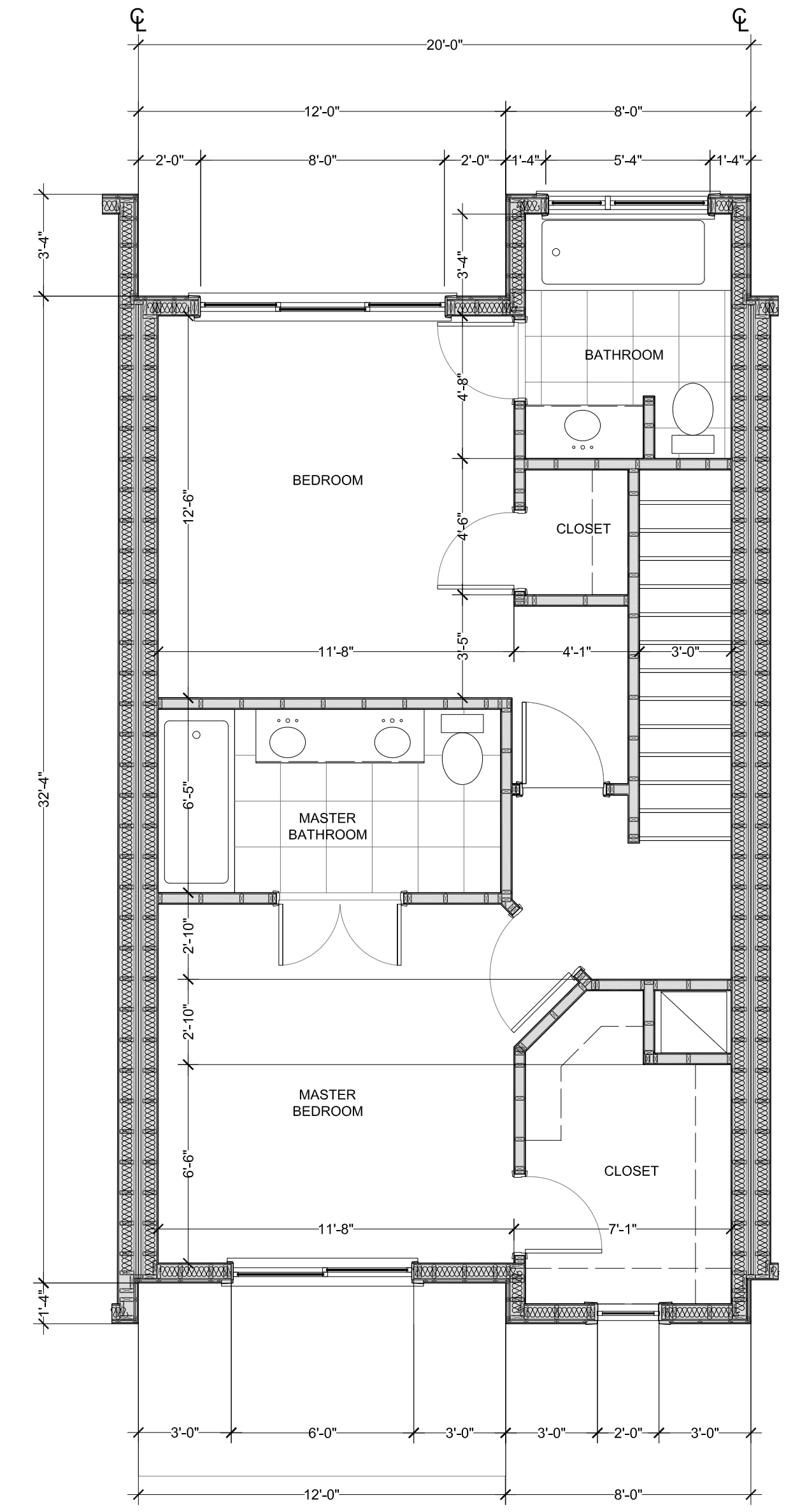
LEVEL 1 FLOOR PLAN

1/4" = 1'-0"



LEVEL 2 FLOOR PLAN

1/4" = 1'-0"



LEVEL 3 FLOOR PLAN

1/4" = 1'-0"

**UNIT B - PARCELS 40 THRU 52**  
\*FRONTAGE UNITS ON ROCKBRIDGE ROAD

MR-2 ZONING DISTRICT  
SINGLE FAMILY ATTACHED UNIT - 3 BED/3.5 BATH/ 1 CAR GARAGE  
LOT WIDTH: 20'-0" (minimum 20'-0")  
LOT AREA: 1500SF (minimum 1000SF)  
LOT COVERAGE: 54% (maximum 85%)  
UNIT SIZE heated,living: 1590SF (minimum 1000SF)  
UNIT STORIES/HEIGHT: 3 stories/35'-6" (maximum 3 stories/ 45'-0")  
FRONT SETBACK: 19'-4" (minimum 10' maximum 20')  
REAR SETBACK: 13'-4" (10'-0" with alley/15'-0" without alley)

**ROCKBRIDGE ROAD PROPOSED DEVELOPMENT**

3581 ROCKBRIDGE ROAD  
STONE MOUNTAIN, GA 30083  
DEKALB COUNTY GEORGIA



PREPARED BY: LUIS MATALON AIA, NCARB, LEED AP  
FOR: CAPTURA PROPERTIES I, LLC  
MAR 22, 2020