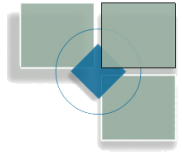




Michael Thurmond  
Chief Executive Officer

## DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500  
Decatur, GA 30030  
(404) 371-2155 / plandev@dekalbcountyga.gov

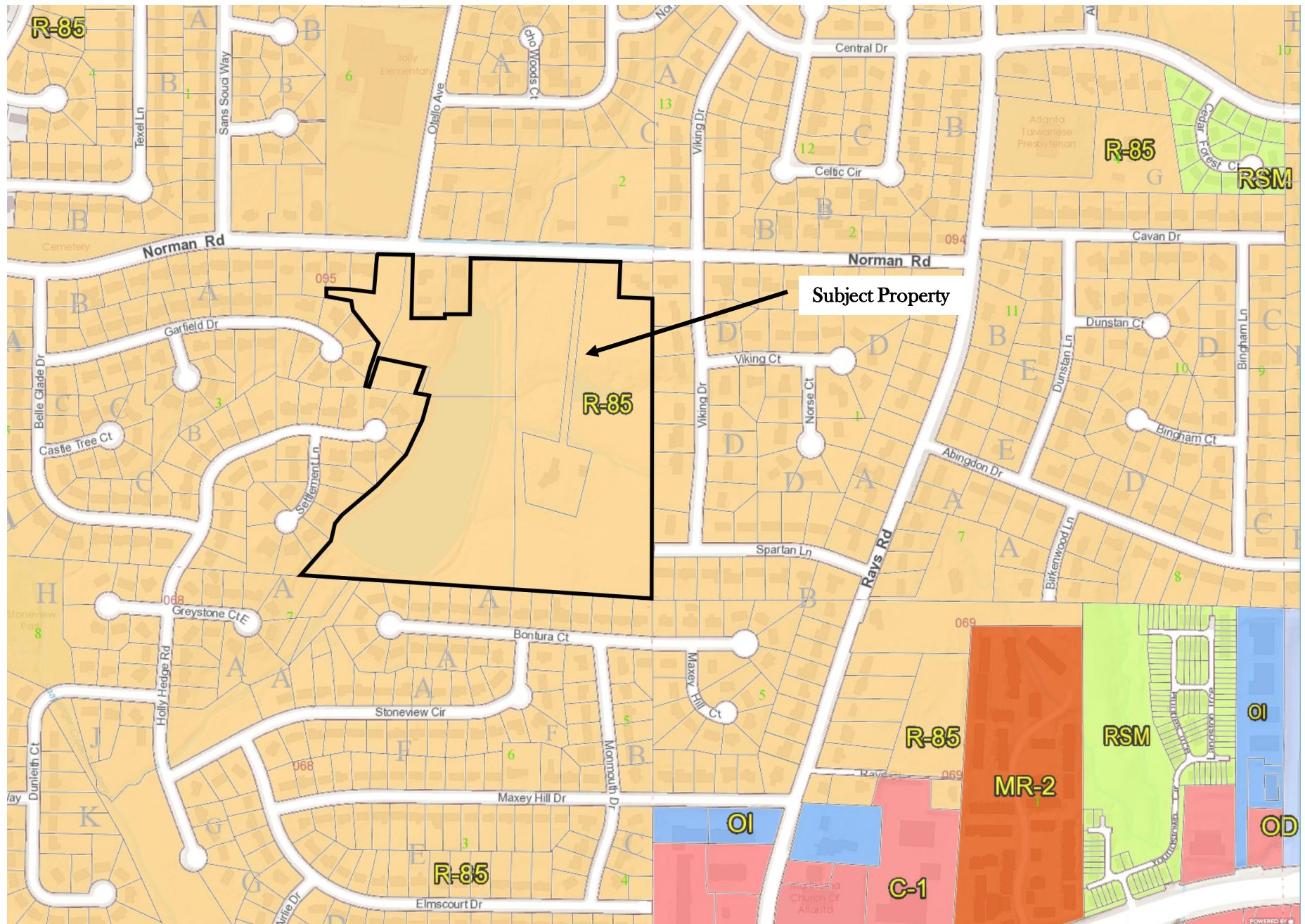


**Planning Commission Hearing Date: November 4, 2021**

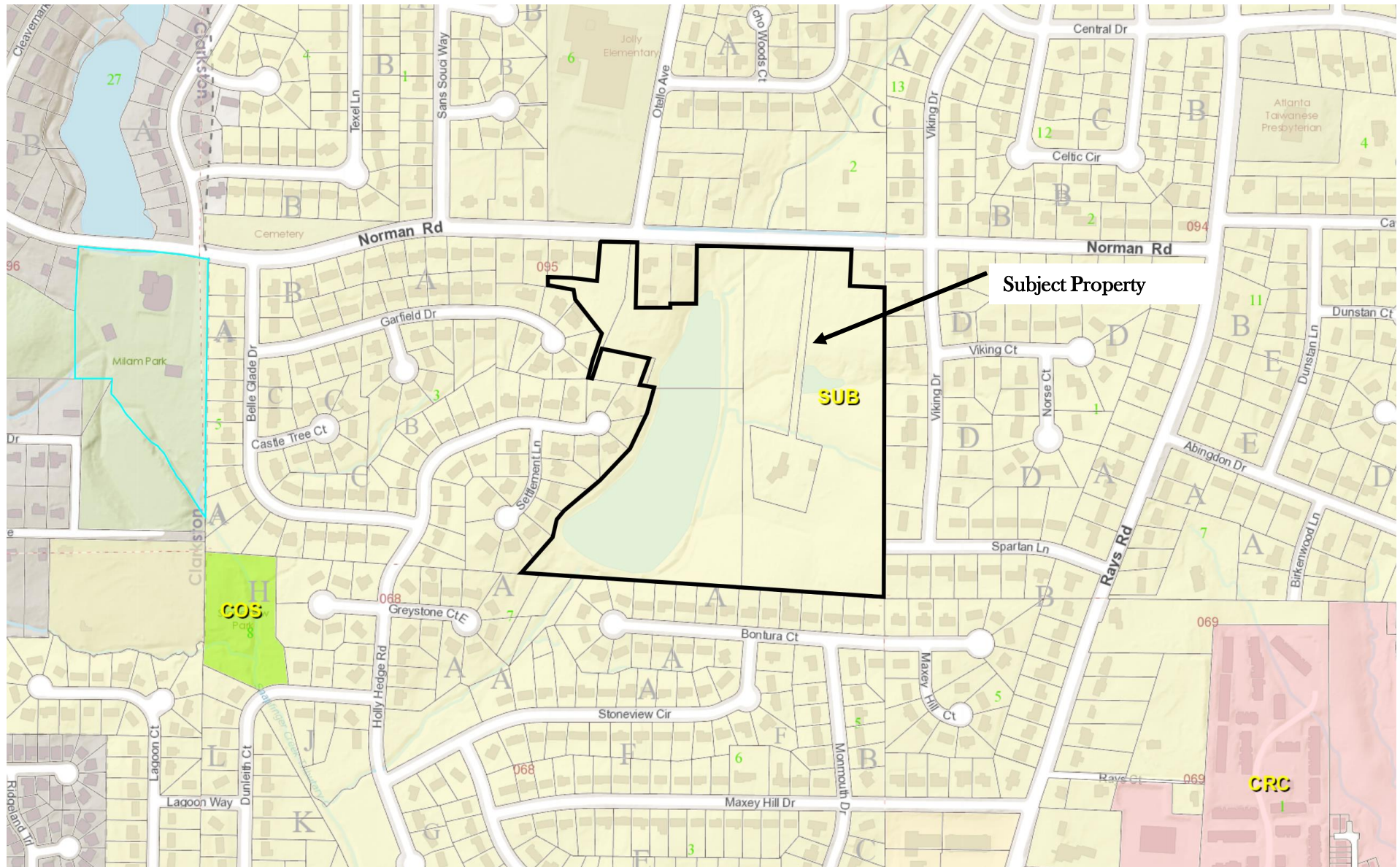
**Board of Commissioners Hearing Date: November 18, 2021**

### STAFF ANALYSIS

<b>Case No.:</b>	Z-21-1244893	<b>Agenda #:</b> D.3
<b>Location/ Address:</b>	The south side of Norman Road, approximately 292 feet west of Viking Drive and at the terminus of Spartan Lane, at 3943, 4021, 4039, 4069, 4029, and 4083 Norman Road in Stone Mountain, Georgia.	Commission District: 4 Super District: 6
<b>Parcel ID:</b>	18 095 03 005, 18 095 03 006, 18 095 03 008, 18 095 03 009, 18 09503 090, and 18 095 03 094	
<b>Request:</b>	To rezone properties from R-85 (Residential Medium Lot) to RSM (Small Lot Residential Mix) to allow for single-family cottages, urban single-family attached and detached, and duplexes.	
<b>Property Owner:</b>	Joe and Liezl Martin	
<b>Applicant/Agent:</b>	Mosaic Communities c/o Battle Law	
<b>Acreage:</b>	35	
<b>Existing Land Use:</b>	One single-family structure and vacant land	
<b>Surrounding Properties:</b>	To be investigated	
<b>Adjacent Zoning:</b>	<b>North:</b> R-85 <b>South:</b> R-85 <b>East:</b> R-85 <b>West:</b> R-85	
<b>Comprehensive Plan:</b>	SUB (Suburban)	<b>Consistent</b> <input checked="" type="checkbox"/> <b>Inconsistent</b> <input type="checkbox"/>
<b>Proposed Density:</b>	4.9 units per acre	<b>Existing Density:</b> NA
<b>Proposed Units/Square Ft.:</b>	33 single-family cottages, 105 Urban single-family units, 36 duplexes	<b>Existing Units/Square Feet:</b> Vacant
<b>Proposed Lot Coverage:</b>	NA	<b>Existing Lot Coverage:</b> NA













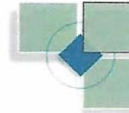




## DeKalb County Department of Planning &amp; Sustainability

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: Aldenwood Capital, Inc d/b/a Mosaic Communities c/o Battle Law, P.C. E-Mail: mlb@battlawpc.comApplicant Mailing Address: One West Court Sq. Suite 750 Decatur, GA 30030Applicant Phone: 404-601-7616 Fax: 404-745-0045

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

Owner's Mailing Address: \_\_\_\_\_

Owner(s) Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Address/Location of Subject Property: 3943, 4039, 4069, 4021, 4083, and 4029 Norman Road, Stone Mountain, GA 30083District(s): 18 Land Lot(s): 095 Block: 03 Parcel(s): 005, 006, 008, 009, 090, 094Acreage: 34.88 34.93 Commission District(s): 4 & 6Present Zoning Category: R-85 Proposed Zoning Category: RSMPresent 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 X No

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing the name and official position of the local government official to whom the campaign contribution was made.

- 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  
*Michael D O'Loughlin*

SIGNATURE OF APPLICANT / DATE  
*Andrew A. Baker* 4/28/21

Check One: Owner \_\_\_\_\_ Agent X

OFFICIAL SEAL / SEAL

MICHAEL D O'LOUGHLIN  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES 02/04/2021  
330 West Ponce de Leon Avenue - Suites 100-500 - Decatur, Georgia - 30030  
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](mailto:planninganddevelopment@dekalbcountyga.gov)