

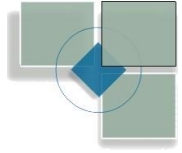


# DeKalb County Department of Planning & Sustainability

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: November 4, 2021**

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

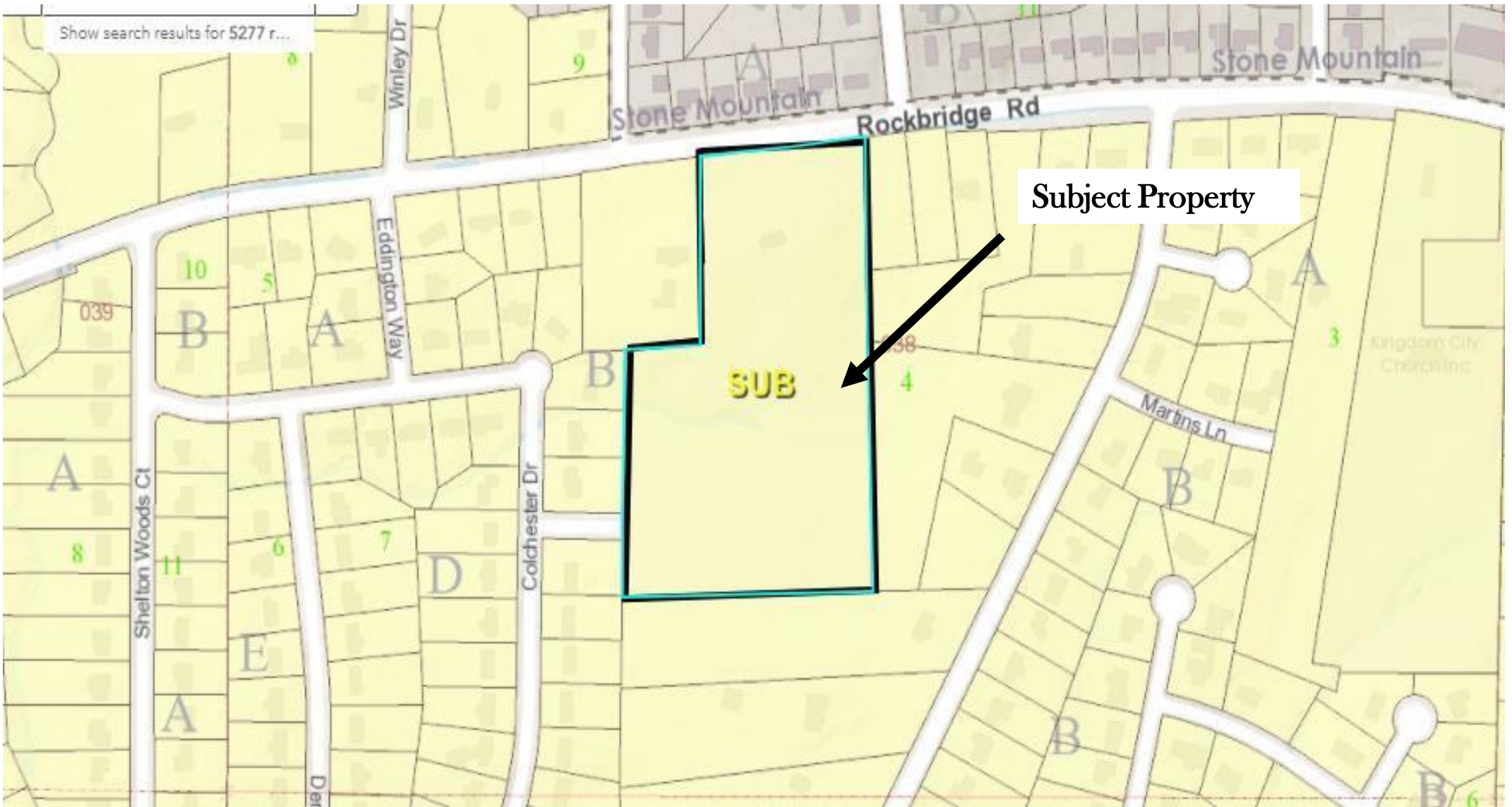
## STAFF ANALYSIS

<b>Case No.:</b>	Z-21-1245221	<b>Agenda #:</b> N.2
<b>Location/ Address:</b>	The south side of Rockbridge Road, approximately 708 feet west of Martin Road, at 5277 Rockbridge Road in Stone Mountain, Georgia.	Commission District: 4 Super District: 7
<b>Parcel ID:</b>	18 038 04 003	
<b>Request:</b>	To rezone properties from R-100 (Residential Medium Lot) to R-60 (Residential Small Lot) to allow for the construction of a single-family detached residential subdivision.	
<b>Property Owner:</b>	Joe and Liezl Martin	
<b>Applicant/Agent:</b>	Builders Professional Group c/o Battle Law PC	
<b>Acreage:</b>	12.04	
<b>Existing Land Use:</b>	Vacant	
<b>Surrounding Properties:</b>	To be investigated	
<b>Adjacent Zoning:</b>	<b>North:</b> R-100 <b>South:</b> R-100 <b>East:</b> R-100 <b>West:</b> R-100	
<b>Comprehensive Plan:</b>	SUB (Suburban)	<b>Consistent</b> <input checked="" type="checkbox"/> <b>Inconsistent</b> <input type="checkbox"/>
<b>Proposed Density:</b>	2.15 units per acre	<b>Existing Density:</b> NA
<b>Proposed Units/Square Ft.:</b>	26 single-family detached lots	<b>Existing Units/Square Feet:</b> Vacant
<b>Proposed Lot Coverage:</b>	NA	<b>Existing Lot Coverage:</b> NA

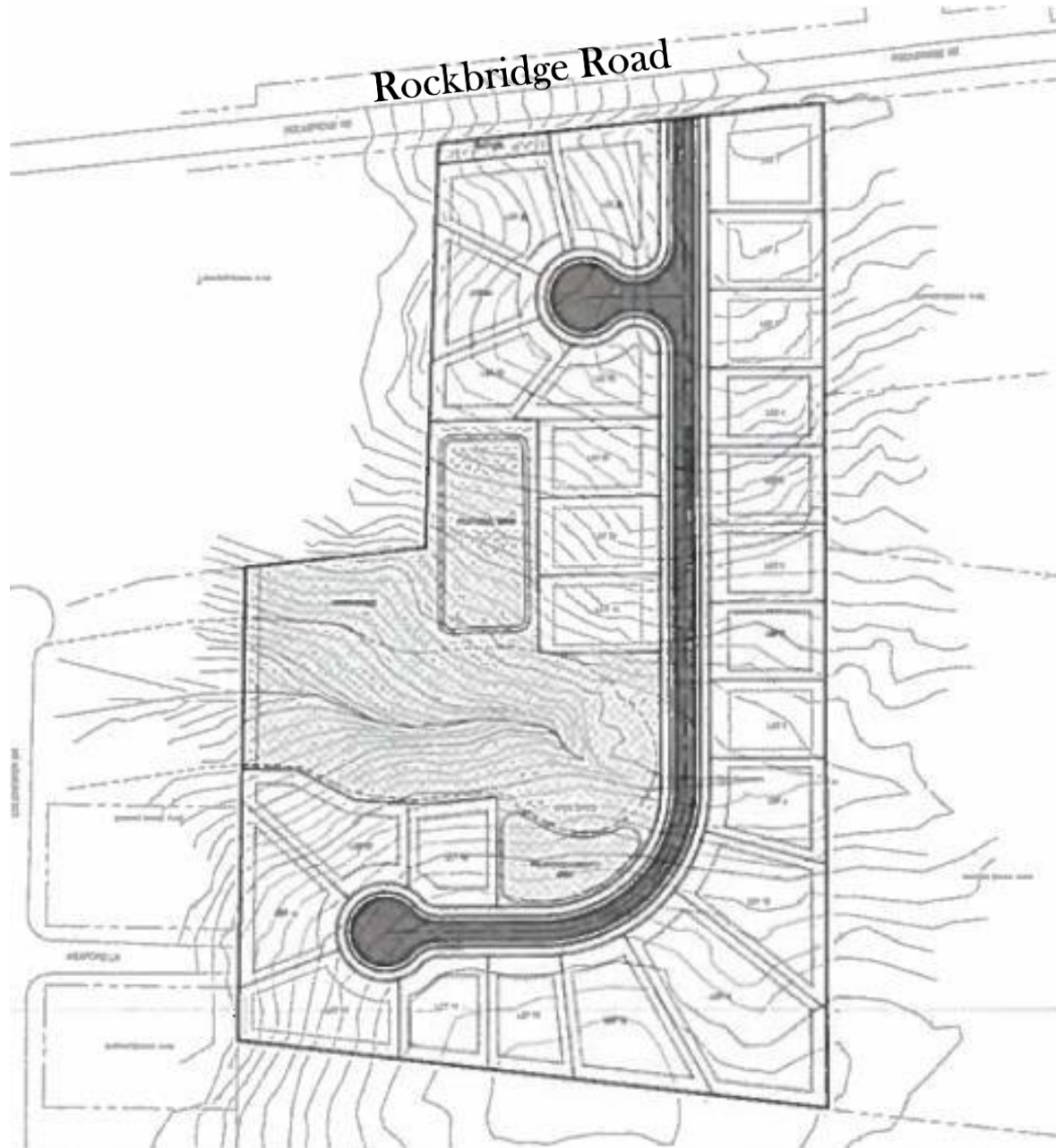
N2 Z 21 1245221

ZONING MAP



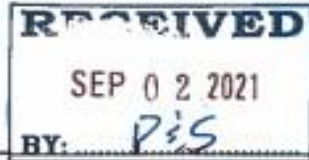








Rezoning Application to Amend the Official Zoning Map of DeKalb County, Georgia



Date Received: \_\_\_\_\_ Application No: Z-21-1245221

Applicant Name Builders Professional Group, LLC c/o Battle Law, P.C.

Applicant E-Mail Address: mlb@battlelawpc.com

Applicant Mailing Address: 3562 Habersham at Northlake, Building J, Suite 100, Tucker, Georgia 30084

Applicant Daytime Phone: 404-601-7616 Fax: 404-745-0045

Owner Name: Joe Martin, Liezl Martin  
If more than one owner, attach list of owners.

Owner Mailing Address: 3793 Lamar Way, Snellville, Georgia 30039

Owner Daytime Phone: \_\_\_\_\_

Address of Subject Property: 5277 Rockbridge Road, Stone Mountain, Georgia 30088

Parcel ID#: 18 038 04 003

Acreage: 12.04 Commission District: District 4, Super District 6

Present Zoning District(s): R-100

Proposed Zoning District: R-60