

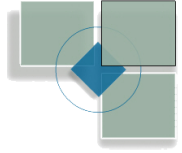


DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500

Decatur, GA 30030

(404) 371-2155 / plandev@dekalbcountyga.gov

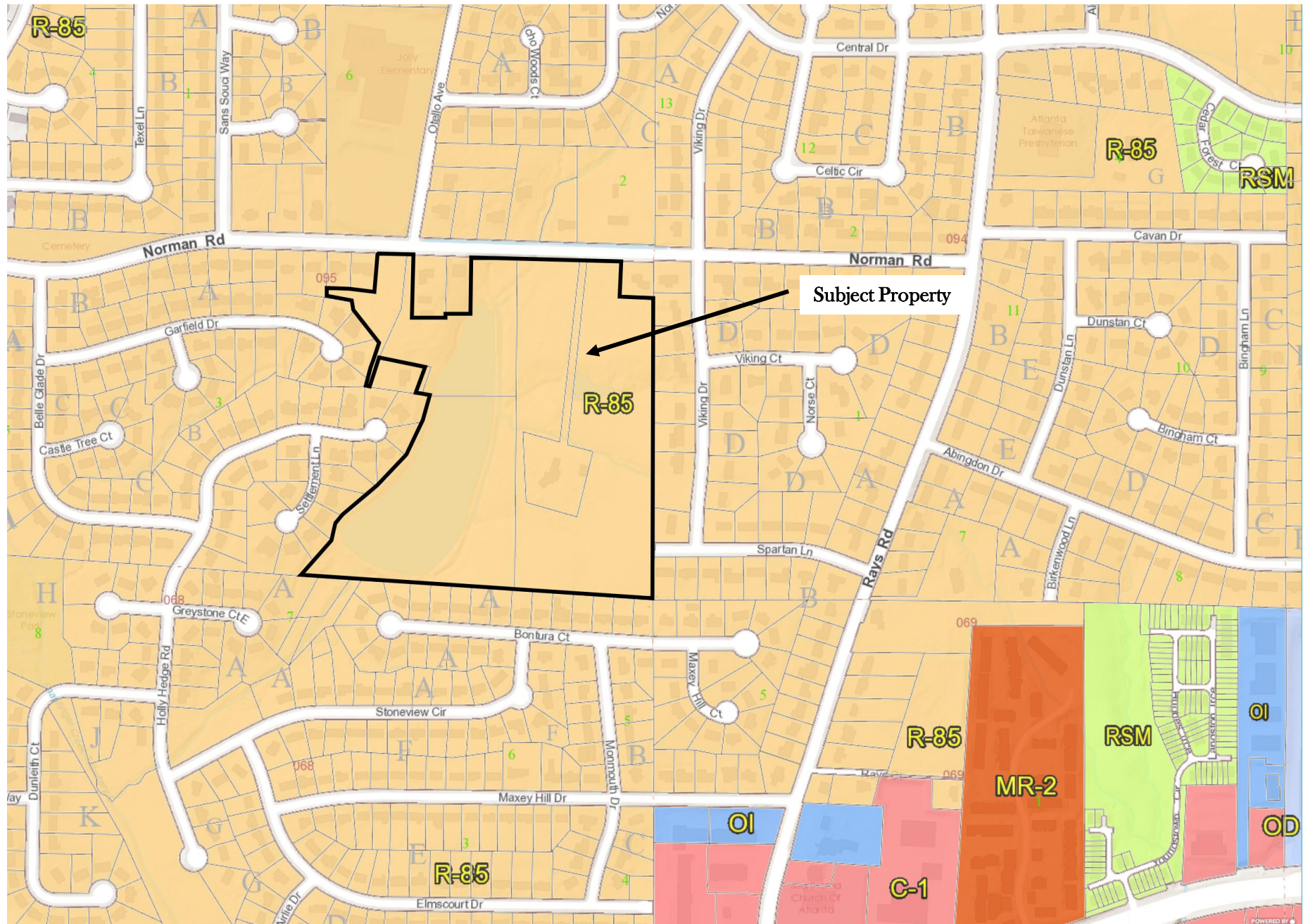


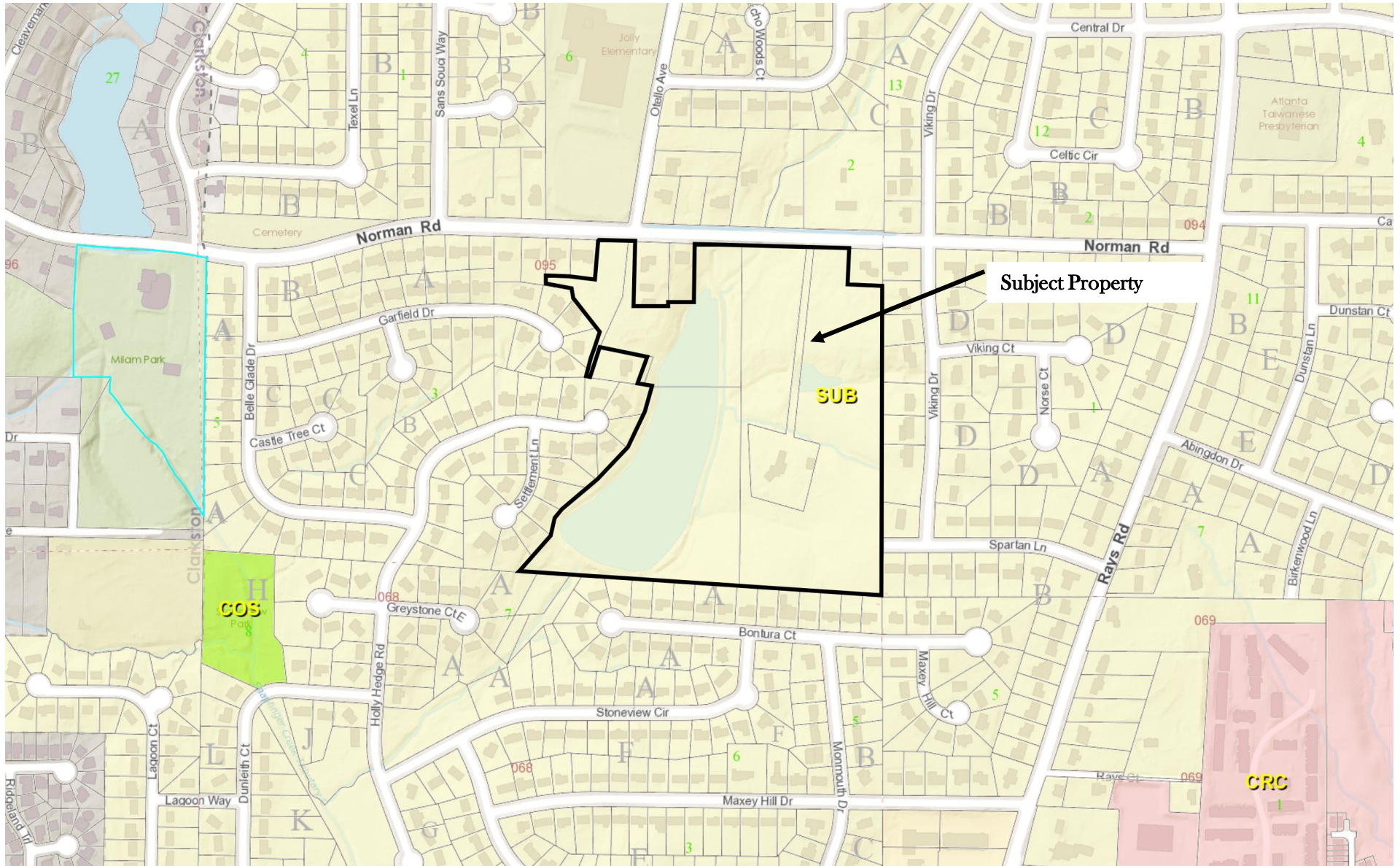
Michael Thurmond
Chief Executive Officer

Planning Commission Hearing Date: January 6, 2022
Board of Commissioners Hearing Date: January 27, 2022

STAFF ANALYSIS

Case No.:	Z-21-1244893	Agenda #:	
Location/ Address:	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
Parcel ID:	18 095 03 005, 18 095 03 006, 18 095 03 008, 18 095 03 009, 18 09503 090, and 18 095 03 094		
Request:	To rezone properties from R-85 (Residential Medium Lot) to RSM (Small Lot Residential Mix) to allow for single-family cottages, conventional single-family detached homes, urban single-family attached and detached, and duplexes.		
Property Owner:	Joe and Liezl Martin		
Applicant/Agent:	Mosaic Communities c/o Battle Law		
Acreage:	35		
Existing Land Use:	One single-family structure and vacant land		
Surrounding Properties:	To be investigated		
Adjacent Zoning:	North: R-85 South: R-85 East: R-85 West: R-85		
Comprehensive Plan:	SUB (Suburban)	Consistent	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/>
Proposed Density:	3.4 units per acre	Existing Density:	NA
Proposed Units/Square Ft.:	120 residential units	Existing Units/Square Feet:	Vacant
Proposed Lot Coverage:	NA	Existing Lot Coverage:	NA











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: Alderwood Capital, Inc. d/b/a Mosaic Communities c/o Battle Law, P.C. E-Mail: mlb@battlslawpc.com
Applicant Mailing Address: One West Court Sq. Suite 750 Decatur, GA 30030
Applicant 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 30083

District(s): 18 Land Lot(s): 095 Block: 03 Parcel(s): 005, 006, 008, 009, 090, 094

Acreage: 34.88 34.93 Commission District(s): 4 & 6

Present Zoning Category: R-85 Proposed Zoning Category: RSM

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 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.

- 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.

Signature of Notary: Michael D O'Loughlin
NOTARY

Signature of Applicant: [Signature] 4/28/21
SIGNATURE OF APPLICANT / DATE

Check One: Owner Agent X

OFFICIAL SEAL
MICHAE 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
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