

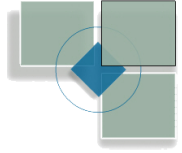


DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500

Decatur, GA 30030

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



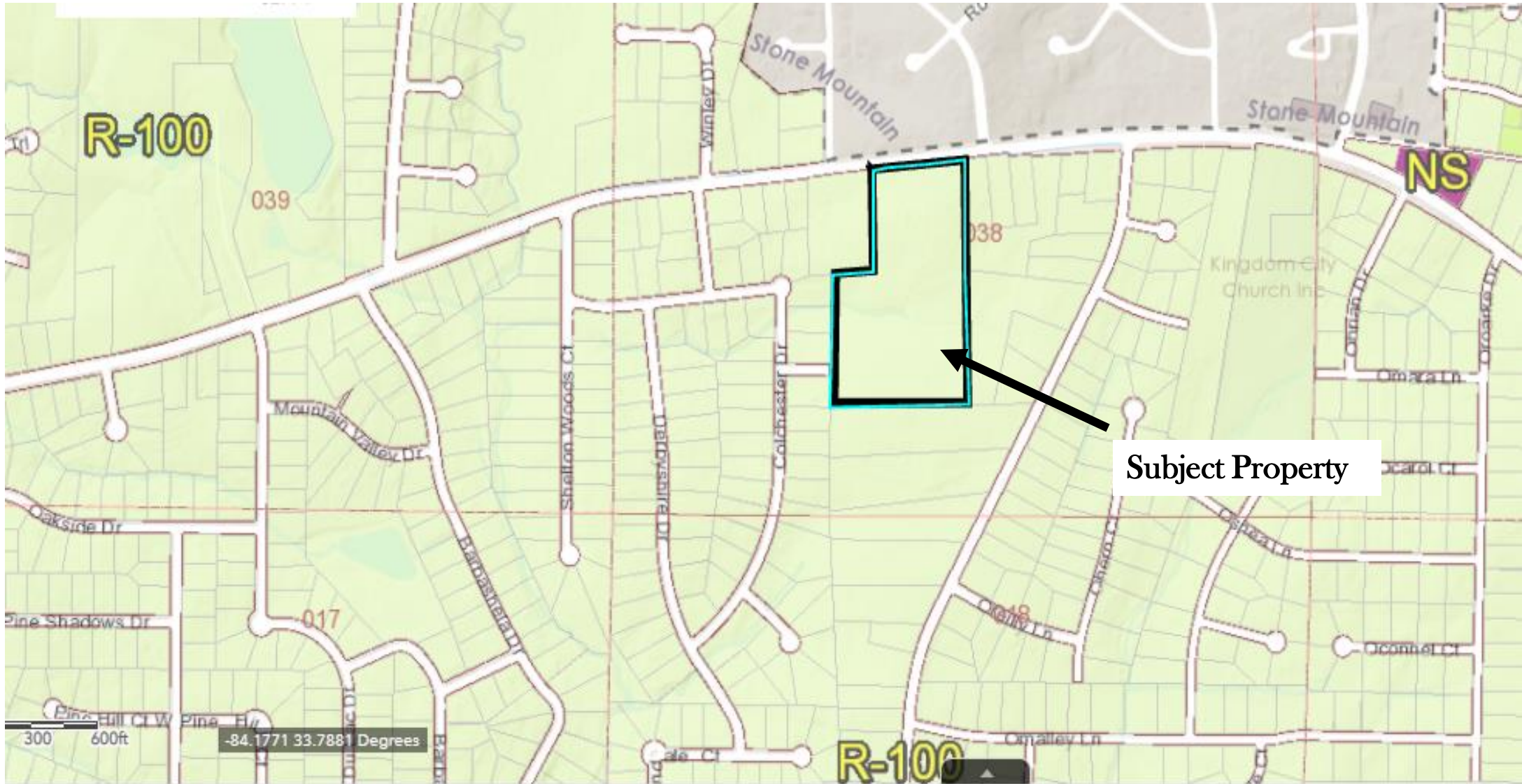
Michael Thurmond
Chief Executive Officer

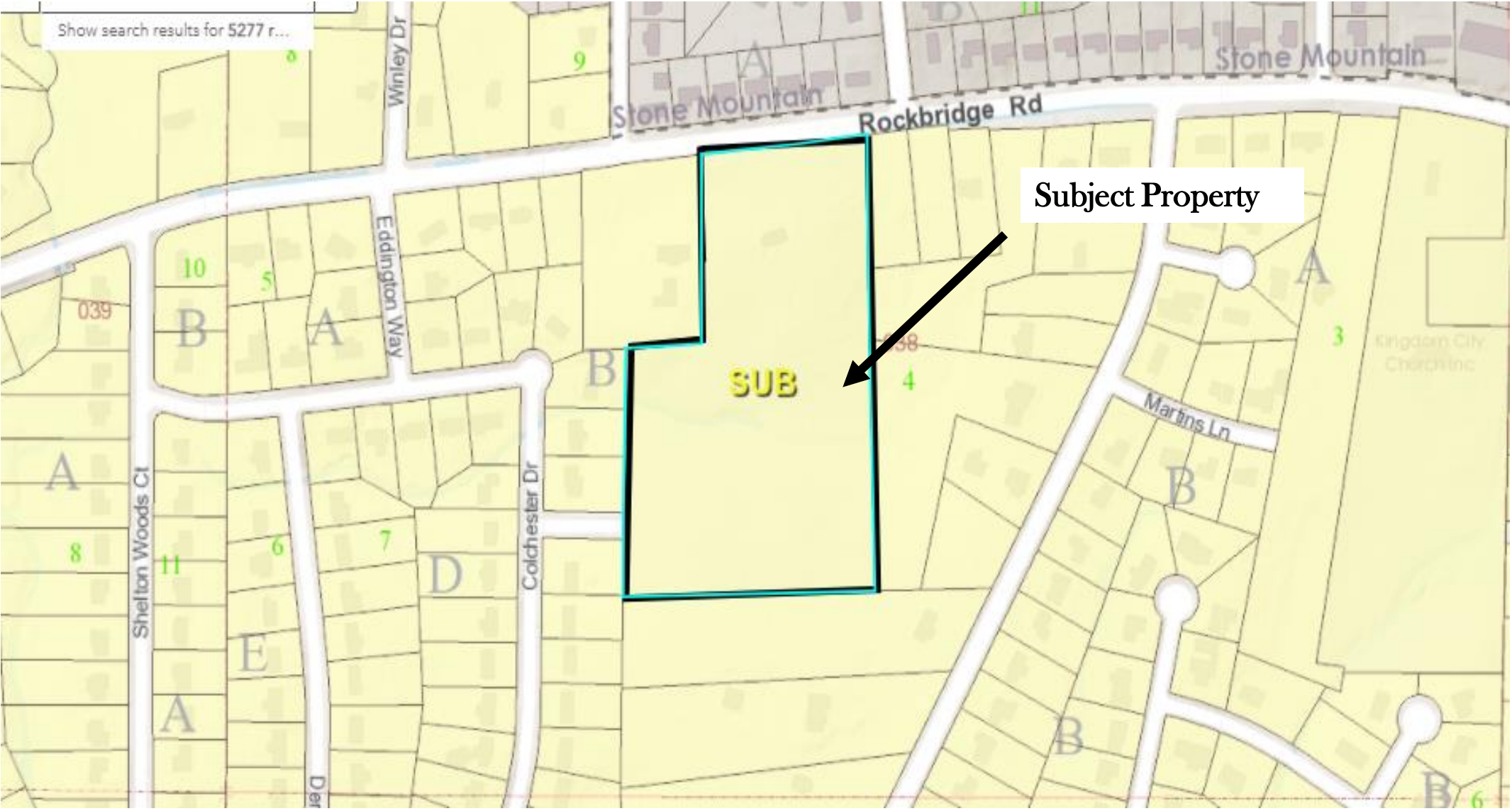
Planning Commission Hearing Date: January 06, 2022

Board of Commissioners Hearing Date: January 27, 2022

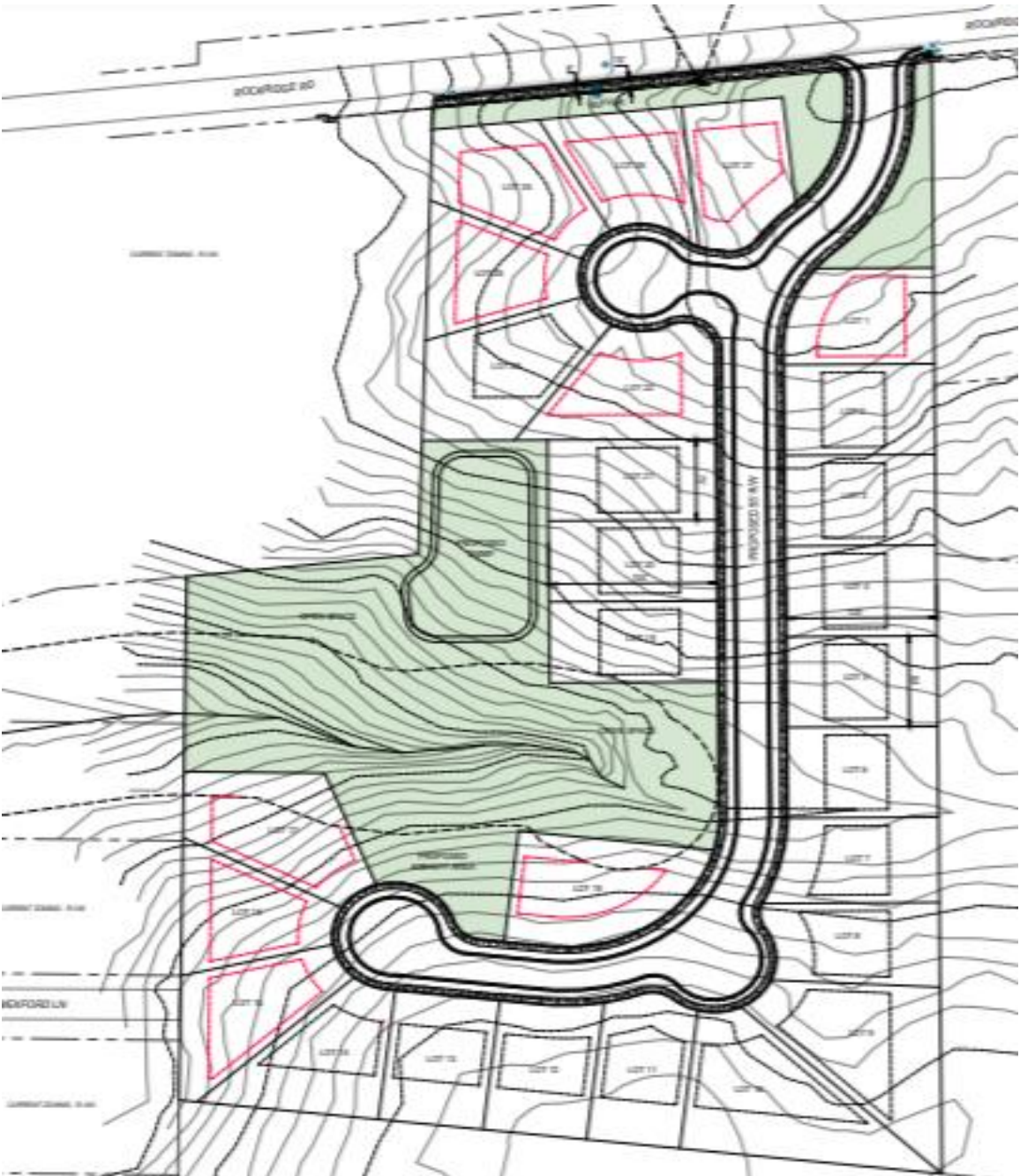
STAFF ANALYSIS

Case No.:	Z-21-1245221	Agenda #:	
Location/ Address:	The south side of Rockbridge Road, approximately 708 feet west of Martin Road, at 5277 Rockbridge Road, Stone Mountain, Georgia.	Commission District: 4	Super District: 7
Parcel ID:	18-038-04-003		
Request:	To rezone property from R-100 (Residential Medium Lot-100) to R-75 (Residential Medium Lot) to allow for the construction of a single-family detached residential subdivision.		
Property Owner:	Joe and Leizl Martin		
Applicant/Agent:	Builders Professional Group, LLC c/o Battle Law, PC		
Acreage:	12		
Existing Land Use:	Vacant land		
Surrounding Properties:	To be investigated		
Adjacent Zoning:	North: NA-City of Stone Mtn South: R-100 East: R-100 West: R-100		
Comprehensive Plan:	SUB (Suburban)	Consistent	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/>
Proposed Density:	2.25 units per acre	Existing Density:	NA
Proposed Units/Square Ft.:	27 single-family detached lots	Existing Units/Square Feet:	Vacant
Proposed Lot Coverage:	NA	Existing Lot Coverage:	NA











VIA: Email {aabaker@dekalbcountyga.gov}

CLIENT/MATTER REF: BUILDERS PROFESSIONAL GROUP, LLC / 5277 ROCKBRIDGE ROAD, STONE MOUNTAIN, GA

**Attn: Andrew Baker
330 W. Ponce de Leon Avenue
Decatur, GA 30030**

Mr. Baker,

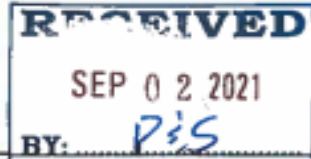
We hereby submit this amended rezoning application for property located at Parcel No.18 038 04 003, Stone Mountain, GA. Based on comments from staff and community members, we have amended the rezoning request to R-75. Please find the latest document, attached. Thank you.

Best,

Dani Blumenthal

Danielle Blumenthal
Urban Planner
Email: dlb@battlelawpc.com

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