

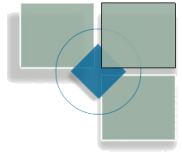


DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500

Decatur, GA 30030

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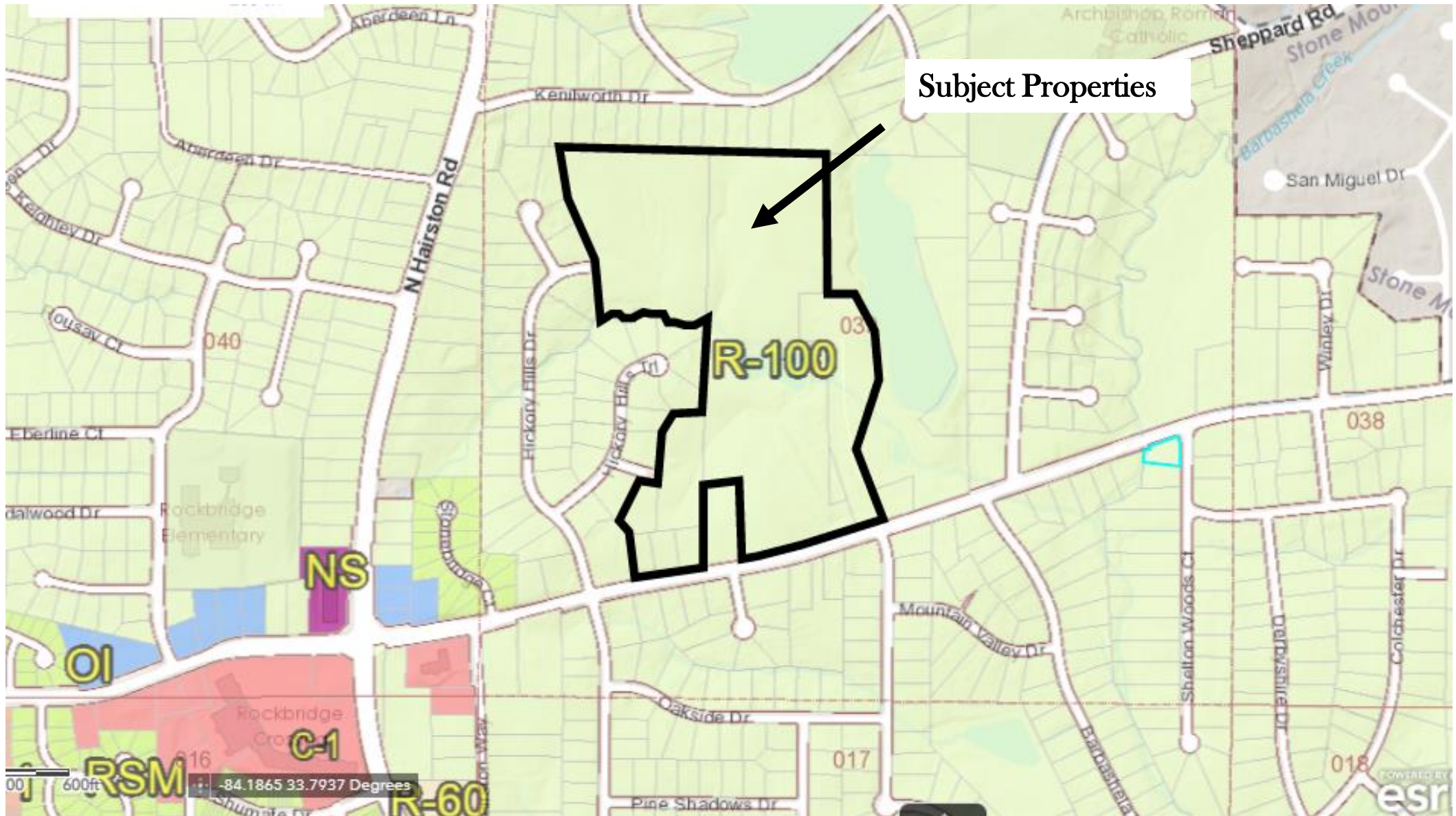
Michael Thurmond
Chief Executive Officer

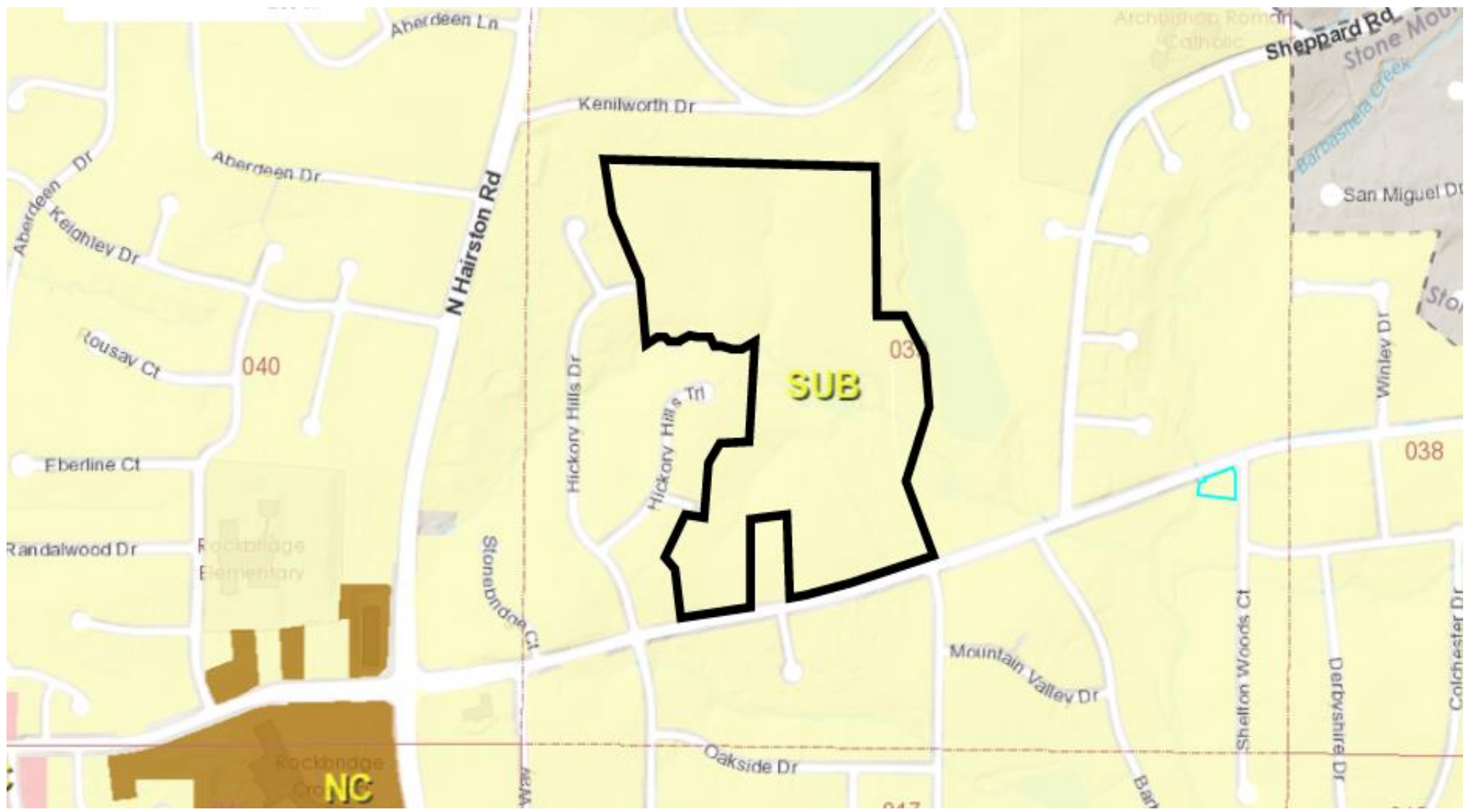
Planning Commission Hearing Date: January 04, 2022

Board of Commissioners Hearing Date: January 27, 2022

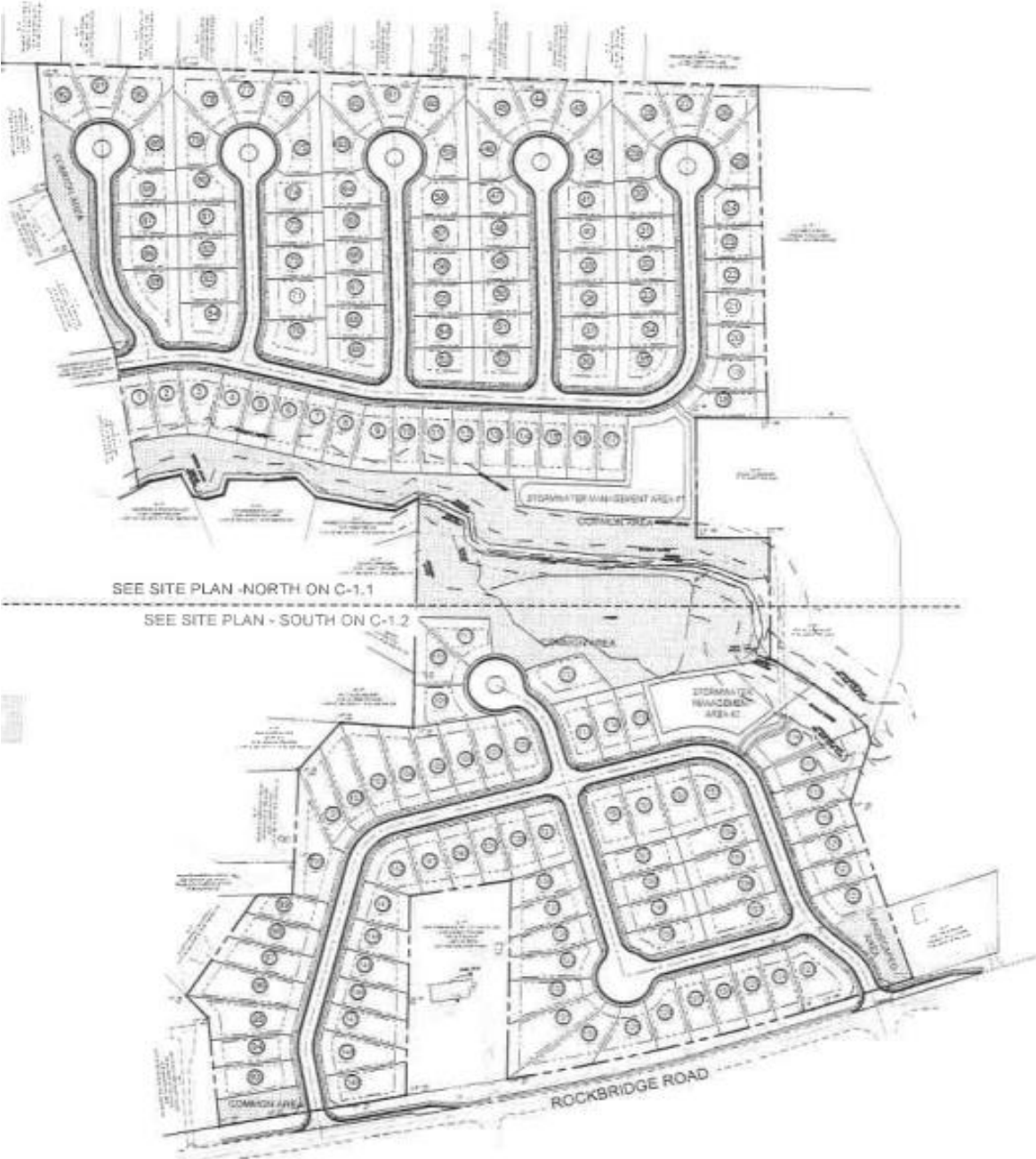
STAFF ANALYSIS

Case No.:	Z-22-1245331	Agenda #:	
Location/ Address:	The north side of Rockbridge Road, the east terminus of Pepperwood Drive, and the east terminus of Hickory Hills drive, approximately 595 feet west of Sheppard Road at 4946, 4960, 4962, 4964, 4972, 4994, 4998, 5046 Rockbridge Road and 4953 Pepperwood Drive in Stone Mountain, Georgia.	Commission District: 4	Super District: 7
Parcel ID:	18-039-03-027,18-039-03-029,18-039-03-038,18-039-03-039,18-039-03-040,18-039-03-041,18-039-03-044,18-039-03-110,18-039-03-112		
Request:	To rezone properties from R-100 (Residential Medium Lot) to RSM (Small Lot Residential Mix) District to allow the construction of single family detached residences.		
Property Owner:	Jessica Purdue, Hicks Investment Corporation, Raymond and Denise Hicks, Fred Bioust, & Paul Bioust		
Applicant/Agent:	Kyle Williams		
Acreage:	40		
Existing Land Use:	Vacant land		
Surrounding Properties:	To be investigated		
Adjacent Zoning:	North: R-100 South: R-100 East: R-100 West: R-100		
Comprehensive Plan:	SUB (Suburban)	Consistent	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/>
Proposed Density:	3.5 units per acre	Existing Density:	NA
Proposed Units/Square Ft.:	79 single-family detached lots	Existing Units/Square Feet:	Vacant
Proposed Lot Coverage:	NA	Existing Lot Coverage:	NA











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

Date Received: _____ Application No: _____

Applicant Name: Kyle Williams

Applicant E-Mail Address: kwilliams@williamsteusink.com

Applicant Mailing Address: 309 Sycamore Street, Decatur, Georgia 30030

Applicant Daytime Phone: (404) 373-9590 Fax: (404) 378-6049

Owner Name: See attachment

If more than one owner, attach list of owners.

Owner Mailing Address: c/o Kyle Williams, 309 Sycamore Street, Decatur, Georgia 30030

Owner Daytime Phone: c/o Kyle Williams, (404) 373-9590

Address of Subject Property: See attachment

Parcel ID#: See attachment

Acreage: 39.726 acres Commission District: 4 and 7

Present Zoning District(s): R-100

Proposed Zoning District: RSM

Present Land Use Designation: Suburban

Proposed Land Use Designation (if applicable): Suburban