

**Public Hearing:** YES ☒ NO ☐

**Department:** Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** Commission District 04 Super District 07

**Application of Kyle Williams to rezone properties from R-100 (Residential Medium Lot-100) to R-60 (Residential Small Lot-60) Zoning District to allow for the construction of single family detached residences, at 4994 Rockbridge Road.**

**PETITION NO:** D1. Z-22-1245331 2021-3522

**PROPOSED USE:** Single-family, detached residences.

**LOCATION:** 4994 Rockbridge Road, Stone Mountain, Georgia 30083

**PARCEL NO. :** 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

**INFO. CONTACT:** John Reid, Sr. Planner

**PHONE NUMBER:** 404-371-2155

**PURPOSE:**

Application of Kyle Williams to rezone properties from R-100 (Residential Medium Lot-100) to R-60 (Residential Small Lot-60) Zoning District to allow for the construction of single family detached residences. The property is located on 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. The property has approximately 978 feet of frontage along Rockbridge Road, 140 feet of frontage along Pepperwood Drive, and 60 feet of frontage along Hickory Hills Drive and contains 40 acres.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** (April 19, 2022) Full Cycle Deferral. (Dec. 14, 2021) Deferral.

**PLANNING COMMISSION:** (May 3, 2022) Full Cycle Deferral. (Jan. 4, 2022) Two-Cycle Deferral.

**PLANNING STAFF:** Approval with Conditions. (Updated May 5, 2022)

**STAFF ANALYSIS:** Since the March 24th Board of Commissioners meeting and the May 3rd Planning Commission meeting, the applicant has revised the application from RSM (minimum 5,000 square foot lots) to R-60 (minimum 6,000 square foot lots), decreased the number of units from 161 to 124 units, decreased the density from 4 units per acre to 3.1 units per acre, increased the open space from 12% to 23%, provided a 20-foot vegetated buffer along the north and west property line, and provided a road connection to the adjacent Hickory Hills Subdivision via Hickory Hills Drive. The request for a single-family zoning district (R-60) and single-family detached residential uses appears to be consistent with the following policies and strategies of the 2035 Comprehensive Plan: 1) Promote strong connectivity and continuity between existing and new developments; 2) Encourage good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity, connectivity to adjacent properties/subdivisions, and multiple site access points and, 3) Protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density (SUB Character Area Residential Protection, Bicycle and Pedestrian, and Connectivity policies and strategies p. 116). The revised plan's proposed access to Hickory Hills subdivision via Hickory Hills Drive is also consistent with the requirements of the Zoning Ordinance to create inter-parcel connections between abutting properties as an alternative to forcing all movement onto highways and public roads (Section 6.1.6 Shared Driveways and Interparcel Access) and to create an interconnected system of grid- patterned

roads (Section 5.3.2 Street Connectivity). Furthermore, the proposed 20-foot vegetated buffer along the north and west property line provide additional compatibility with surrounding properties. Since the May 3rd Planning Commission meeting the applicant has submitted documentation which clarifies that the project complies with the perimeter lot compatibility requirements of the zoning ordinance by indicating that the proposed lots along the north property line (lots 12 – 24) are at least 80% as wide as the abutting 100-foot-wide lots and that the proposed lots along the western property line (Lots 71-76) are at least 80% as wide as the abutting subdivision lots. Additionally, the Department of Transportation has reviewed the revised plan and provided their comments which have been included in Staff's recommended zoning conditions. The applicant also obtained a Traffic Engineering Study by Marc R. Acampora, PE, LLC that verified that there would not be any adverse impacts upon the existing roadway systems and infrastructure. Therefore, it is the recommendation of the Planning & Sustainability Department that the application be "Approved with the conditions".

**PLANNING COMMISSION VOTE: (May 3, 2022) Full Cycle Deferral 7-0-0.** LaSonya Osler moved, Jana Johnson seconded for a Full Cycle Deferral to the July 2022 zoning agenda. **(Jan. 4, 2022) Two-Cycle Deferral 9-0-0.** LaSonya Osler moved, April Atkins seconded for a Two-Cycle Deferral to the May 2022 zoning agenda.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: (April 19, 2022) Full Cycle Deferral 9-1-0.** Full Cycle Deferral to allow the site plan to be redesigned to be more compatible with the surrounding area with larger transitional buffer areas; and, to also verify that the proposed stormwater management areas do not encroach into the stream buffers. **(Dec. 14, 2021) Full Cycle Deferral 7-5-0.** The Board's recommendation for deferral was due to flooding run-off, density, traffic, and lack of notification concerns.

**Z-22-1245331 (2021-3522)**  
**Recommended Conditions (May 5, 2022)**  
**4994 Rockbridge Road**

1. The subject property shall be developed for a maximum of 124 single-family, detached fee-simple lots. Locations of proposed lots, open space, and transitional buffers shall be generally consistent with the locations shown on the plan dated "01/19/22" and titled "*Site Plan for R-60 Zoning*". All homes along the north and west perimeter of the site shall comply with the perimeter compatibility requirements of the Zoning Ordinance to provide appropriate compatibility with adjacent properties.
2. There shall be a minimum of 20% open space on the project site.
3. Any fences or walls proposed along Rockbridge Road shall comply with the wall and fence regulations of the *Zoning Ordinance*.
4. Building materials and form shall comply with Article 5.7 of the *Zoning Ordinance*.
5. Rockbridge Road is classified as a minor arterial. Required right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Developer needs to watch access management requirements in Land Development Code Section 14-200 (6) when submitting for a Land Development Permit. Rockbridge Road speed limit is 45 mph- Code requires 245 feet separation between access points/roads. No poles can remain within the limits of the sidewalk or multiuse path. Intersection and stopping sight distance must be met for all access points based on AASHTO. The extension of the multiuse path and curb/gutter is required across outparcels at 4984 Rockbridge Rd and 5002 Rockbridge Road. Subject to the recommendation and approval of the Transportation Department, the proposed right turn lane(s) on Rockbridge Road shall be constructed within the existing right-of-way (ROW). Location of proposed access on to Rockbridge Road and any required right-of-way dedication and transportation improvements along Rockbridge Road shall be installed prior to the issuance of any building permits subject to review and approval by the Transportation Department.
6. Post-construction storm water run-off shall be no greater than pre-construction storm water run-off in accordance with the *DeKalb County Code of Ordinances* and as required by the Georgia Storm Water Management Manual, subject to approval by the Land Development Division of the Planning Department. Furthermore, water quality shall meet the minimum requirements of the Georgia Storm water Management Manual or DeKalb County requirements. Subject to approval by the Land Development Division of the Planning & Sustainability Department, proposed stormwater detention areas shall not encroach into stream buffers.
7. The development shall have a mandatory property owners association, in accordance with Article 5.7.6.c.11 of the *Zoning Ordinance*. The applicant must provide evidence of a legal mechanism under which all land to be held in common and used for greenspace purposes within the development and all landscaping and street trees along Rockbridge Road and the proposed internal residential street (outside of the right-of-way) shall be protected in perpetuity. Existing trees located within designated open space areas that are not proposed for trails, buildings, structures, or parking lots or those likely to be impacted by necessary grading shall be preserved.
8. The road connection to Hickory Hills Drive shall not be constructed until at least 75% of the homes (93 units) have been constructed and issued a Certificate of Occupancy.
9. The approval of this rezoning application by the Board of Commissioners shall have no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals or other entity whose decision should be based on the merits of the application under review by such entity.



## **DeKalb County Department of Planning & Sustainability**

**330 Ponce De Leon Avenue, Suite 300**

**Decatur, GA 30030**

**(404) 371-2155 / [www.dekalbcountyga.gov/planning](http://www.dekalbcountyga.gov/planning)**

**Planning Commission Hearing Date: May 3, 2022**

**Board of Commissioners Hearing Date: May 26, 2022**

### **STAFF ANALYSIS**

**Case No.:** Z-22-1245331 **Agenda #:** D1

**Location/Address:** 4994 Rockbridge Road, Stone Mountain, GA **Commission District:** 4 **Super District:** 7

**Parcel ID(s):** 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-100) to R-60 (Residential Small Lot-60) District to allow for the construction of a single-family, detached residential subdivision.

**Property Owner(s):** Jessica Purdue, Hicks Investment Corporation, Raymond and Denise Hicks, Fred Bioust, & Paul Bioust

**Applicant/Agent:** Kyle Williams

**Acreage:** 40

**Surrounding Properties:** Surrounding properties to the east, west, south, and north are zoned R-100 and are occupied by single-family, detached homes.

**Comprehensive Plan:** SUB (Suburban) ☒ Consistent ☐ Inconsistent

<b>Proposed Density:</b> 3.1 units/acre	<b>Existing Density:</b> N.A.
<b>Proposed Units:</b> 124 single-family, detached units	<b>Existing Units:</b> None
<b>Proposed Lot Coverage:</b> NA	<b>Existing Lot Coverage:</b> N.A.

**Zoning History:** Based on DeKalb County records, it appears that the R-100 zoning of the property has not changed since adoption of the first *Zoning Ordinance* and map in 1956.



## **SITE AND PROJECT ANALYSIS**

The subject property comprises 40 acres on 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 Stone Mountain, Georgia. The site contains vacant land and is heavily wooded. The site slopes moderately upward from Rockbridge Road, then falls steeply in the middle of the site, and then rises moderately to the northern boundary of the site. The site currently has an abundance of mature trees and vegetation. A stream buffer traverses the middle of the site from northwest to southeast. Since the March 24<sup>th</sup> Board of Commissioners meeting and the May 3<sup>rd</sup> Planning Commission meeting, the applicant has submitted a revised request from RSM to R-60 zoning and a revised concept plan which decreased the number of single-family, detached homes from 161 to 124 units and decreased the proposed density from 4.03 units per acre to 3.1 units per acre. Additionally, the revised plan contains the following changes:

- Provides interconnectivity to adjacent Hickory Hills Subdivision via proposed road connection to Hickory Hills Drive
- Increased amount of open space from 12% to 23%
- No density bonuses needed since less than four (4) units per acre, but revised plan provides an enhanced open space density bonus (23% enhanced open space proposed).
- Decreased the number of cul-de-sacs from 7 to 1 to form a more integrated and interconnected grid pattern of roads
- Added two pocket parks along north and west boundary adjacent to Hickory Hills Subdivision
- While not required, the plan provides for a 20 foot vegetated buffer along the western and northern boundaries of the site which abut single-family residential properties.
- Indicated compliance with the perimeter lot compatibility requirements of the *Zoning Ordinance* for the proposed lots along the north and west property line.

There are two points of access to Rockbridge Road, which is a two-lane, minor, arterial road with curb and gutter and no sidewalks. There are proposed right turn deceleration lanes with a 50-foot long taper for the two access points onto Rockbridge Road. There is also a proposed access to Hickory Hills Subdivision via Hickory Hills Drive on the northwest portion of the site. Access within the development is via public roads. The subdivision will incorporate minimum 6,000 square foot lots, 23% open space, and common areas within the stream buffer and along the northwest property boundary. Detention ponds are proposed adjacent to the stream buffer in the middle of the project site.

The R-60 Zoning District allows a base maximum density of four (4) units per acre, with a maximum density up to eight (8) units per acre if certain community enhancements are provided. Since the proposed density is less than four (4) units per acre (3.12 units per acre proposed), no density bonuses are required. Since the May 3<sup>rd</sup> Planning Commission meeting the applicant has submitted documentation which clarifies that the project complies with the *perimeter lot compatibility requirements* of the zoning ordinance by indicating that the proposed lots along the north property line (lots 12 – 24) are at least 80% as wide as the abutting 100-foot wide lots and that the proposed lots along the western property line (Lots 71-76) are at least 80% as wide as the abutting subdivision lots. Additionally, the Department of Transportation has reviewed the revised plan and provided their comments which have been included in Staff's recommended zoning conditions. The applicant also obtained a Traffic Engineering Study by Marc R. Acampora, PE, LLC that verified that there would not be any adverse impacts upon the existing roadway systems and infrastructure.

**Supplemental Requirements:** There are no supplemental regulations in the *Zoning Ordinance* for single-family, conventional detached lots.

**Compliance with District Standards:**

R-60 STANDARD		REQUIRED/ALLOWED	PROPOSED	COMPLIANCE
MIN. LOT AREA		6,000 square feet	6,000 square feet	Yes
MIN. LOT WIDTHS		60 feet	60 feet except where abutting R-100 subdivisions along north and west property line, in which case 80 feet.	Yes
MIN. YARD SETBACKS	FRONT	20 feet	20 feet	Yes
	INTERIOR LOT - SIDE	7.5 feet	7.5 feet	Yes
	REAR	30 feet	30 feet	Yes
MAX. HEIGHT		35 feet	35 feet	Yes
MIN. FLOOR AREA OF DWELLING		1,200 sq. feet	2,071 s.f.	Yes
MAX. LOT COVERAGE		35%	35%	Yes
MIN. OPEN SPACE (>5 AC OR >36 DUS)		20%	23%	Yes
TRANSITIONAL BUFFER		None required since proposed single-family detached units abut existing single-family detached properties.	20-foot vegetated buffer along west and north property lines.	Yes
PERIMETER LOT COMPATIBILITY		Lots on the external boundary of the site must be at least 80% as wide as abutting lots of established subdivisions with a 20-foot transitional buffer.	Site plan indicates proposed lots along the north property line (lots 12 – 24) are at least 80% as wide as the abutting 100-foot wide lots and that the proposed lots along the western property line (Lots 71-76) are at least 80% as wide as the abutting subdivision lots.	Yes

## LAND USE AND ZONING ANALYSIS

Section 27-7.3.5 of the Zoning Ordinance, “Standards and factors governing review of proposed amendments to the official zoning map” states that the following standards and factors shall govern the review of all proposed amendments to the zoning maps.

**A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan:**

The request for a single-family zoning district (R-60) and single-family detached residential uses appears to be consistent with the following policies and strategies of the 2035 Comprehensive Plan: 1. Promote strong connectivity and continuity between existing and new developments; 2. Encourage good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity, connectivity to adjacent properties/subdivisions, and multiple site access points and 3. Protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density (SUB Character Area Residential Protection, Bicycle and Pedestrian, and Connectivity policies and strategies p. 116 & 117).

**B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties:**

The proposed two-story single-family, detached land uses appear to be compatible with the abutting and surrounding two-story single-family, detached homes. Additionally, the proposed 20-foot vegetated buffer along the north and west property line provide a layer of buffering adjacent to surrounding properties. Since the May 3<sup>rd</sup> Planning Commission meeting the applicant has submitted documentation which clarifies that the project complies with the *perimeter lot compatibility requirements* of the zoning ordinance by indicating that the proposed lots along the north property line (lots 12 – 24) are at least 80% as wide at the abutting 100-foot wide lots and that the proposed lots along the western property line (Lots 71-76) are at least 80% as wide as the abutting subdivision lots. Additionally, the Department of Transportation has reviewed the revised plan and provided their comments which have been included in Staff’s recommended zoning conditions. The applicant also obtained a Traffic Engineering Study by Marc R. Acampora, PE, LLC that verified that there would not be any adverse impacts upon the existing roadway systems and infrastructure.

**C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:**

The property may have reasonable economic use with the current R-100 zoning, which allows single-family, detached residential development on minimum lot sizes of 15,000 square feet. The subject properties are surrounded by R-100 zoned parcels containing residential uses.

**D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:**

See Criteria B above.

**E. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal:**

There do not appear to be other existing or changing conditions affecting the use and development of the property which give supporting grounds for approval or disapproval of the zoning proposal.

**F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources:**

Based on the submitted information, no historic buildings, sites, districts, or archaeological resources are located on the property or in the surrounding area.

**G. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:**

There has been no indication from reviewing departments and agencies that the proposal would cause excessive use of utilities. Comments received from the Board of Education indicate that impacts from this development on school capacity are expected to be minimal. Based on the submitted information, the applicant obtained a Traffic Engineering Study by Marc R. Acampora, PE, LLC, and that study verified that there would not be any adverse impacts upon the existing roadway systems and infrastructure. The Department of Transportation has reviewed the revised plan and provided their comments which have been included in Staff's recommended zoning conditions. The applicant will need to obtain a sewer capacity letter from the Department of Watershed Management to verify if sewer capacity is available.

**H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources:**

The proposed development would not impact the environment to a greater degree than what is expected for single-family, residential development of a wooded property. While there are floodplains and stream buffers on the project site, environmental impacts will be addressed and mitigated during the land development permit review stage and beyond. The *DeKalb County Code of Ordinances* requires post-construction storm water run-off to be no greater than pre-construction storm water run-off and as required by the *Georgia Storm Water Management Manual*, subject to approval by the Division of Land Development. Furthermore, water quality must meet the minimum requirements of the *Georgia Stormwater Management Manual* or DeKalb County requirements. The Land Development Department recommends "*Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas*" (see attached Land Development Comments on Planning Department Distribution Form).

**STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS (REVISED 5/5/22)**

Since the March 24th Board of Commissioners meeting and the May 3<sup>rd</sup> Planning Commission meeting, the applicant has revised the application from RSM (minimum 5,000 square foot lots) to R-60 (minimum 6,000 square foot lots), decreased the number of units from 161 to 124 units, decreased the density from 4 units per acre to 3.1 units per acre, increased the open space from 12% to 23%, provided a 20-foot vegetated buffer along the north and west property line, and provided a road connection to the adjacent Hickory Hills Subdivision via Hickory Hills Drive.

The request for a single-family zoning district (R-60) and single-family detached residential uses appears to be consistent with the following policies and strategies of the 2035 Comprehensive Plan: 1. Promote strong

connectivity and continuity between existing and new developments; 2. Encourage good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity, connectivity to adjacent properties/subdivisions, and multiple site access points and 3. Protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density (SUB Character Area Residential Protection, Bicycle and Pedestrian, and Connectivity policies and strategies p. 116). The revised plan's proposed access to Hickory Hills subdivision via Hickory Hills Drive is also consistent with the requirements of the Zoning Ordinance to create inter-parcel connections between abutting properties as an alternative to forcing all movement onto highways and public roads (Section 6.1.6 Shared Driveways and Interparcel Access) and to create an interconnected system of grid- patterned roads (Section 5.3.2 Street Connectivity).

Furthermore, the proposed 20-foot vegetated buffer along the north and west property line provide additional compatibility with surrounding properties. Since the May 3<sup>rd</sup> Planning Commission meeting the applicant has submitted documentation which clarifies that the project complies with the *perimeter lot compatibility requirements* of the zoning ordinance by indicating that the proposed lots along the north property line (lots 12 – 24) are at least 80% as wide as the abutting 100-foot wide lots and that the proposed lots along the western property line (Lots 71-76) are at least 80% as wide as the abutting subdivision lots. Additionally, the Department of Transportation has reviewed the revised plan and provided their comments which have been included in Staff's recommended zoning conditions. The applicant also obtained a Traffic Engineering Study by Marc R. Acampora, PE, LLC that verified that there would not be any adverse impacts upon the existing roadway systems and infrastructure. Therefore, it is the recommendation of the Planning & Sustainability Department that the application be "Approved" with the following recommended conditions.

1. The subject property shall be developed for a maximum of 124 single-family, detached fee-simple lots. Locations of proposed lots, open space, and transitional buffers shall be generally consistent with the locations shown on the plan dated "01/19/22" and titled "*Site Plan for R-60 Zoning*". All homes along the north and west perimeter of the site shall comply with the perimeter compatibility requirements of the Zoning Ordinance to provide appropriate compatibility with adjacent properties.
2. There shall be a minimum of 20% open space on the project site.
3. Any fences or walls proposed along Rockbridge Road shall comply with the wall and fence regulations of the *Zoning Ordinance*.
4. Building materials and form shall comply with Article 5.7 of the *Zoning Ordinance*.
5. Rockbridge Road is classified as a minor arterial. Required right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Developer needs to watch access management requirements in Land Development Code Section 14-200 (6) when submitting for a Land Development Permit. Rockbridge Road speed limit is 45 mph- Code requires 245 feet separation between access points/roads. No poles can remain within the limits of the sidewalk or multiuse path. Intersection and stopping sight distance must be met for all access points based on AASHTO. The extension of the multiuse path and curb/gutter is required across outparcels at 4984 Rockbridge Rd and 5002 Rockbridge Road. Subject to the recommendation and approval of the Transportation Department, the proposed right turn lane(s) on Rockbridge Road shall be constructed within the existing right-of way (ROW). Location of proposed access on to Rockbridge Road and any required right-of-way dedication and transportation improvements along Rockbridge Road shall be installed prior to the issuance of any building permits subject to review and approval by the Transportation Department.

6. Post-construction storm water run-off shall be no greater than pre-construction storm water run-off in accordance with the *DeKalb County Code of Ordinances* and as required by the Georgia Storm Water Management Manual, subject to approval by the Land Development Division of the Planning Department. Furthermore, water quality shall meet the minimum requirements of the Georgia Storm water Management Manual or DeKalb County requirements. Subject to approval by the Land Development Division of the Planning & Sustainability Department, proposed stormwater detention areas shall not encroach into stream buffers.
7. The development shall have a mandatory property owners association, in accordance with Article 5.7.6.c.11 of the *Zoning Ordinance*. The applicant must provide evidence of a legal mechanism under which all land to be held in common and used for greenspace purposes within the development and all landscaping and street trees along Rockbridge Road and the proposed internal residential street (outside of the right-of-way) shall be protected in perpetuity. Existing trees located within designated open space areas that are not proposed for trails, buildings, structures, or parking lots or those likely to be impacted by necessary grading shall be preserved.
8. The road connection to Hickory Hills Drive shall not be constructed until at least 75% of the homes (93 units) have been constructed and issued a Certificate of Occupancy.
9. The approval of this rezoning application by the Board of Commissioners shall have no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals or other entity whose decision should be based on the merits of the application under review by such entity.

**Attachments:**

1. Department and Division Comments
2. Board of Health Comments
3. Board of Education Comments
4. Application
5. Site Plan
6. Zoning Map
7. Land Use Plan Map
8. Aerial Photograph
9. Site Photographs

## NEXT STEPS

*Following an approval of this zoning action, one or several of the following may be required:*

- ✓ • **Land Disturbance Permit** *(Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)*
- ✓ • **Building Permit** *(New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. Zoning, site development, watershed and health department standards will be checked for compliance.)*
- ✓ • **Certificate of Occupancy** *(Required prior to occupation of a commercial or residential space and for use of property for a business. Floor plans may be required for certain types of occupants.)*
- ✓ • **Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued “administratively”; no public hearing required.)*
- ✓ • **Sketch Plat Approval** *(Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)*
- **Overlay Review** *(Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)*
- **Historic Preservation** *(A Certificate of Appropriateness is required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)*
- **Variance** *(Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*
- **Minor Modification** *(Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)*
- **Major Modification** *(Required submittal of a complete zoning application for a public hearing if there are any proposed major changes to zoning conditions that were approved by the Board of Commissioner for a prior rezoning.)*
- **Business License** *(Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).*
- **Alcohol License** *(Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)*

**Each of the approvals and permits listed above requires submittal of application and supporting documents, and payment of fees. Please consult with the appropriate department/division.**

**RE: Sewer Capacity Status 4994 Rockbridge Rd**

Taylor, Della A.

Wed 5/11/2022 9:26 AM

To: Reid, John &lt;jreid@dekalbcountyga.gov&gt;

Cc: White, Brandon L. &lt;BLWhite@dekalbcountyga.gov&gt;

Good morning,

This was applied for 04/27/22, and I don't expect evaluation results back until near the end of the month. They may need to participate in funding the sewer credits needed to approve their added flow and may not have an approval until June or later as we will likely need to enter a contractual agreement with them to provide it.

Thanks,

**Della A. Taylor, PE***Planning & Development Manager**Sewer Capacity Certification Engineer**Department of Watershed Management*

178 Sams St.  
Suite A2600  
Decatur, Georgia 30030  
[dataylor@dekalbcountyga.gov](mailto:dataylor@dekalbcountyga.gov)



c 404.376.4124  
[DeKalbCountyGA.gov](http://DeKalbCountyGA.gov)

Checkout DWM Planning's Guides and Checklists here:

<https://www.dekalbcountyga.gov/planning-and-sustainability/watershed-guides-checklists-and-calendars>

Read more about the Consent Decree modification and sewer capacity requests here:

<https://www.dekalbcountyga.gov/watershed-management/capacity-assurance-program>

Watershed Planning does not do epermitting or eplans administration. If there is an error with your permit or you need help applying for a permit, please

reach out to the Permitting Office customer service line.

Permitting Phone: (404) 371-2155, option 3

Permitting Email: [permitinfo@dekalbcountyga.gov](mailto:permitinfo@dekalbcountyga.gov)

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**From:** Reid, John <jreid@dekalbcountyga.gov>**Sent:** Tuesday, May 10, 2022 1:43 PM**To:** Taylor, Della A. <dataylor@dekalbcountyga.gov>**Cc:** White, Brandon L. <BLWhite@dekalbcountyga.gov>**Subject:** Sewer Capacity Status 4994 Rockbridge Rd

Good afternoon Della,

This is John Reid in the DeKalb County Planning & Sustainability Department. There is a rezoning request on this and adjacent properties (4994 Rockbridge Rd) to allow 124 single-family detached homes on 40 acres of land on the north side of Rockbridge Road and abutting the east side of Hickory Hills Subdivision. The Board of Commissioners will consider the rezoning request at its May 26<sup>th</sup> public hearing. If the Board of Commissioners approves the rezoning request, we were wondering what the status of the applicant's sewer capacity application is. For your convenience we have attached the sewer capacity application (see attached).

Respectfully,

John Reid



5/13/22, 2:00 PM

Mail - Reid, John - Outlook

Senior Planner  
DeKalb County Planning & Sustainability Department  
404-275-3944



SITE NOTES:

1. THE SITE CONTAINS: 1,730,520 SQ FT = 39.726 ACRES  
TOTAL DISTURBED ACREAGE: TBD ACRES
2. SITE ADDRESS: 4962, 4964, 4994, 4998 AND 5046, ROCKBRIDGE ROAD, STONE MOUNTAIN, DEKALB COUNTY, GA 30088,
3. EXISTING ZONING: R-100  
PROPOSED ZONING: R-60
4. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY LOWERY & ASSOCIATES LAND SURVEYING, LLC DATED 6-7-2021. THE SURVEY MAINLY INCLUDED THE BOUNDARY LINES AND SITE STRUCTURES. SITE TOPOGRAPHIC INFORMATION, STREAM BUFFERS AND OTHER SITE FEATURES ARE CURRENTLY BEING COLLECTED AND WILL BE ADDED TO THE SURVEY.
5. PART OF THIS SITE IS LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13089C0087 J DATED MAY 16, 2013 FOR DEKALB COUNTY, GEORGIA.
6. THERE ARE EXISTING EASEMENTS, STATE WATER BUFFERS, STREAM BUFFERS OR FLOODPLAIN BUFFER THAT APPLY TO THIS PROPERTY.
7. TO THE BEST OF OUR KNOWLEDGE, THERE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS.

ZONING CONFORMANCE:

SITE ZONING: R-60  
MINIMUM LOT SIZE: 6,000 SF  
LOT WIDTH: 60 FEET

BUILDING SETBACKS

FRONT SETBACK: 20 FEET  
SIDE SETBACK: 7.5 FEET MIN.  
REAR SETBACK: 30 FEET

ZONING FOR THIS LAYOUT WILL REQUIRE REZONING TO R-60

Element	R-60
Lot Dimensions (minimum)	
Lot Area (square feet)	6,000/5,500 cottage
Lot Width, Street Frontage(feet)	60
Lot Width at Building Line (feet)	60
Lot Width Fronting Cul-de-sac (feet)	35
Lot Coverage (maximum %)	35
Building Setbacks (minimum) tents	
Front Thoroughfares (feet)	30
Front Arterials (feet)	20
Front Collector and All Other Streets (feet)	IF R/C/T/C/N/C: 15 IF SUB: 20
Front w/ Alley Access (feet)	10
Side - interior building setback (feet)	7.5
Side - corner lot on public street type along the	
Rear (feet)	30
Unit Size, heated living area	
Unit Size (square feet)	1,200 If cottage: 800-1,200
Height (maximum)	
Main Building (feet)	(Residential Infill Overlay = 28 feet)
Accessory Building (feet)	24
Open Space (minimum %)	
Open Space	20%***

1.81 AC.	20' VEGETATED BUFFER ALONG PERIMETER
5.24 AC.	OPEN AREAS OUTSIDE OF STORMWATER MANAGEMENT AREAS
1.99 AC.	STORMWATER MANAGEMENT

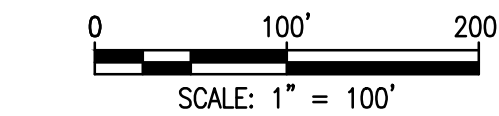
OPEN SPACE CALCULATIONS:

1. TOTAL SITE AREA: 39.73 ACRES
2. OPEN SPACE SHOWN ON THE PLAN = 9.04 ACRES
3. PERCENT OPEN SPACE AREA = (9.04/39.73)\*100 = 22.75%

S.F.H. LOTS - R60  
TOTAL: 124 LOTS

DENSITY CALCULATION:

1. TOTAL SITE AREA: 1,730,520 SQ FT = 39.726 ACRES  
NUMBER OF PROPOSED UNITS = 124
2. SITE DENSITY = (124/39.726) = 3.12 UNITS PER ACRE



Lot Number	Total Area sq.ft.	Total Area acres
1	6263.73	0.14
2	6300.00	0.14
3	6300.00	0.14
4	6301.42	0.14
5	17719.01	0.41
6	12219.72	0.28
7	11100.82	0.25
8	10812.17	0.25
9	10522.48	0.24
10	8484.64	0.19
11	9814.54	0.23
12	13315.70	0.31
13	10627.45	0.24
14	9599.67	0.22
15	9599.67	0.22
16	9599.67	0.22
17	9599.67	0.22
18	9599.67	0.22
19	9599.67	0.22
20	9599.67	0.22
21	9599.67	0.22
22	9398.79	0.22
23	7387.38	0.17
24	10106.88	0.23
25	12126.46	0.28
26	9012.56	0.21
27	7926.86	0.18
28	6114.58	0.14
29	6000.00	0.14
30	6000.00	0.14
31	6000.00	0.14
32	6000.00	0.14
33	7580.86	0.17
34	6463.73	0.15
35	6403.73	0.15
36	6440.00	0.15
37	6440.00	0.15
38	7236.04	0.17
39	9785.91	0.22
40	9888.93	0.23
41	9991.95	0.23
42	8116.96	0.19
43	6337.75	0.15
44	6477.98	0.15
45	6579.45	0.15
46	8400.00	0.19
47	8400.00	0.19
48	8400.00	0.19
49	6787.81	0.16
50	6058.21	0.14
51	6094.23	0.14
52	6000.00	0.14
53	6000.00	0.14
54	6000.00	0.14
55	6561.36	0.15
56	6622.44	0.15
57	7893.08	0.18
58	6766.79	0.16
59	6869.81	0.16
60	6972.84	0.16
61	6431.79	0.15
62	7629.73	0.18

Lot Number	Total Area sq.ft.	Total Area acres
64	6455.00	0.15
65	6455.00	0.15
66	6963.73	0.16
67	7000.00	0.16
68	6941.58	0.16
69	6455.00	0.15
70	6455.00	0.15
71	12991.22	0.30
72	13313.16	0.31
73	16781.79	0.39
74	14798.29	0.34
75	13720.33	0.31
76	11386.30	0.26
77	6870.28	0.16
78	6883.90	0.16
79	6849.57	0.16
80	6508.44	0.15
81	6000.00	0.14
82	6000.00	0.14
83	6000.00	0.14
84	6000.00	0.14
85	6000.00	0.14
86	9002.56	0.21
87	7456.01	0.17
88	7000.00	0.16
89	7000.00	0.16
90	6998.89	0.16
91	7696.23	0.18
92	10152.30	0.23
93	7973.10	0.18
94	7356.79	0.17
95	6808.18	0.16
96	8387.16	0.19
97	8847.25	0.20
98	6600.00	0.15
99	6600.00	0.15
100	6563.73	0.15
101	10800.00	0.25
102	10800.00	0.25
103	10168.77	0.23
104	9564.13	0.22
105	12940.60	0.30
106	7142.06	0.16
107	7891.00	0.18
108	15034.85	0.35
109	8464.46	0.19
110	8580.19	0.20
111	8526.84	0.20
112	7842.28	0.18
113	6563.73	0.15
114	6600.00	0.15
115	6600.00	0.15
116	6600.00	0.15
117	6600.00	0.15
118	9810.11	0.23
119	6600.00	0.15
120	6600.00	0.15
121	6600.00	0.15
122	6600.00	0.15
123	6600.00	0.15
124	7827.70	0.18
TOTAL S.F.H. LOT AREA		23.21
AVERAGE LOT SIZE		0.19

Prepared By:  
CRESCENT VIEW  
ENGINEERING, LLC:  
211 Fraser Street  
Marietta, GA 30060  
678-324-9410  
www.crescentvieweng.com

Prepared For:  
**Captura Properties, LLC.**  
24 Rockland Place  
Decatur, GA 30030

OVERALL SITE PLAN			
DATE	AS SHOWN	REVISIONS	REZONING COMMENTS
1/19/2022	2/18/2022	5/04/2022	HICKORY HILLS RD CORN
SCALE	AS SHOWN	5/04/2022	HICKORY HILLS RD CORN
DRAWN	AR	5/09/2022	COUNTY DOT COMMENTS
CHECKED	PZ	5/09/2022	COUNTY DOT COMMENTS

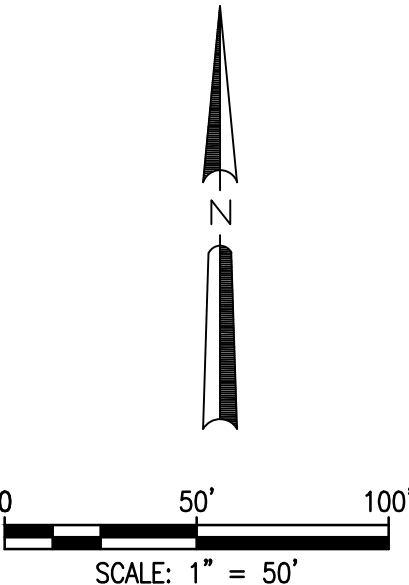


SITE PLAN FOR R-60 ZONING  
4994, 4998, 5046, 4962, 4964  
Rockbridge Road  
DeKalb County, GA 30088

CVE Pl # 21-141

SHEET NO.  
**C-1**



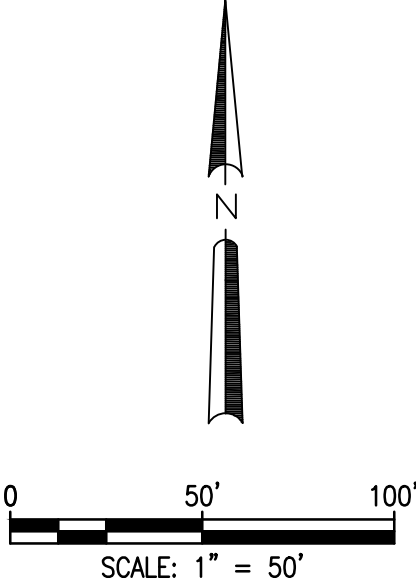
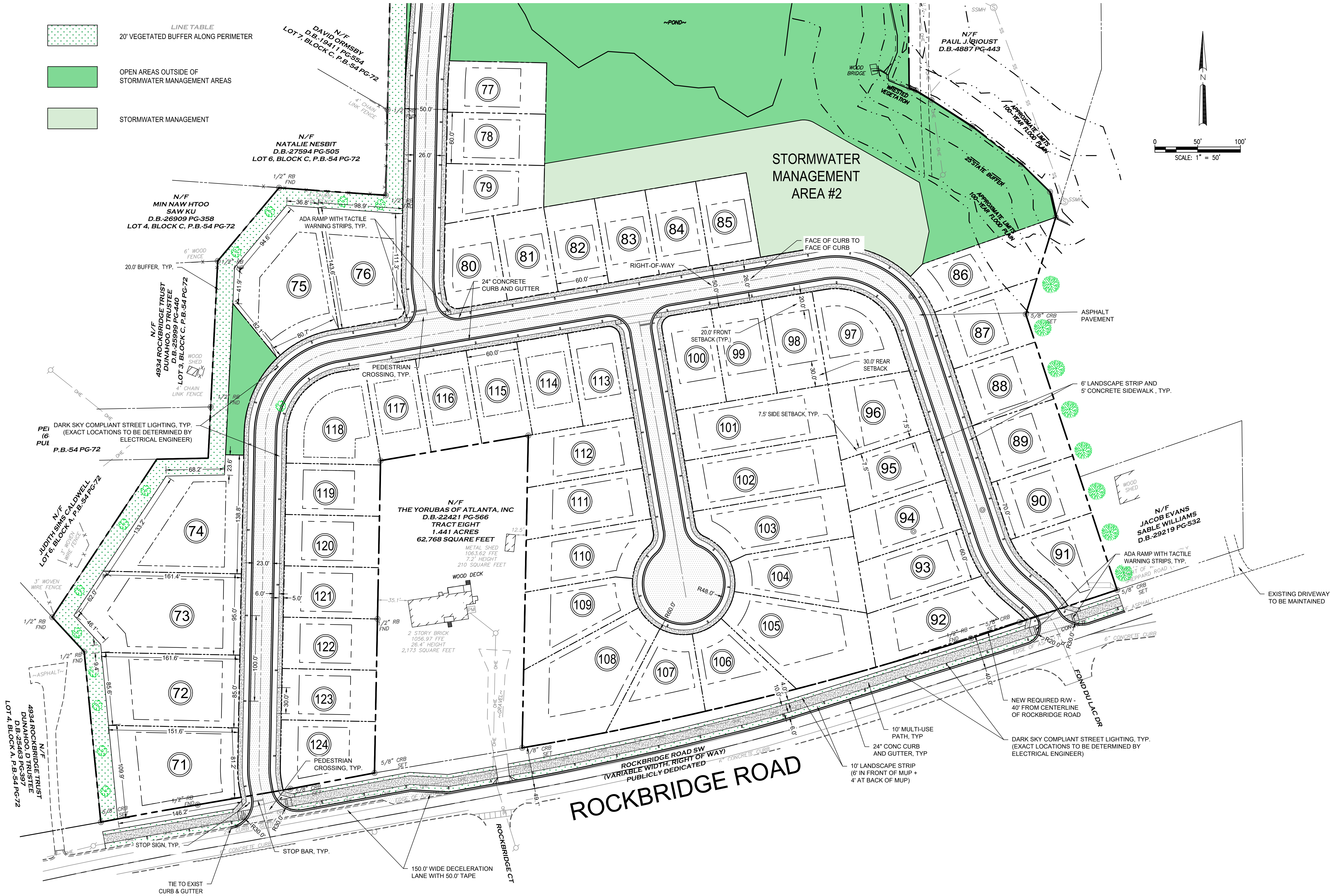


SHEET NO.  
**C-1.1**

MATCHLINE, SEE C-1.2

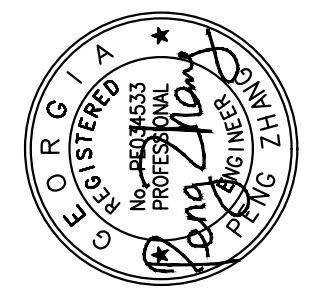


MATCHLINE, SEE C-1.1



Prepared For:  
**Captura Properties, LLC.**  
24 Rockland Place  
Decatur, GA 30030

SITE PLAN - SOUTH			
DATE	SCALE	REVISIONS	COUNTY DOT COMMENTS
1/19/2022	AS SHOWN	2/18/2022	HICKORY HILLS RD CORN
DRAWN	AR	5/04/2022	CHECKED
PZ	5/09/2022		



SITE PLAN FOR R-60 ZONING  
4994, 4998, 5046, 4962, 4964  
Rockbridge Road  
DeKalb County, GA 30088

CVE PI # 21-141

SHEET NO.  
**C-1.2**





**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO  
MICHELLE ALEXANDER [mmalexander@dekalbcountyga.gov](mailto:mmalexander@dekalbcountyga.gov) AND/OR LASONDRA HILL  
[lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)**

**COMMENTS FORM:  
PUBLIC WORKS WATER AND SEWER**

Case No.: Z-22-1245331

Parcel I.D. #: 18-039-03-027, 18-039-03-029

Address: 4946, 4960, 4962, 4964, 4972, 4994,

4998, 5046 Rockbridge Road

4953 Pepperwood Drive

**WATER:**

Size of existing water main: 16" & 8" adequate (adequate/inadequate)

Distance from property to nearest main: At street - adjacent

Size of line required, if inadequate: \_\_\_\_\_

**SEWER:**

Outfall Servicing Project: Barbashela Creek

Is sewer adjacent to property: Yes (x) No ( ) If no, distance to nearest line: \_\_\_\_\_

Water Treatment Facility: Snapfinger Plant ( ) adequate ( ) inadequate

Sewage Capacity: 36 (MGPD) Current Flow: 28.3 (MGPD)

**COMMENTS:**

Sewer capacity request needed. May be capacity restricted.

Signature: \_\_\_\_\_

12/20/2021

To: Ms. Madolyn Spann, Planning Manager  
Mr. John Reid, Senior Planner  
From: Ryan Cira, Environmental Health Manager  
Cc: Alan Gaines, Technical Services Manager  
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

## DeKalb County Board of Health

404.508.7900 • [www.dekalbhealth.net](http://www.dekalbhealth.net)

12/20/2021

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N.1

SLUP-22-1245307 2021-3515 16-059-01-227

2038 Mallard Way, Lithonia , GA 30058

☐ Amendment

- Please review general comments

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N.2

Z-22-1245310 2021-3516 15-009-01-001, 15-009-01-006, 15-009-01-008

2712 Whitfield Road, Ellenwood, GA 30294

☐ Amendment

- Please review general comments.
- Onsite Septic installed on surrounding property at 2241 Whitfield Drive on 06/29/1972 and 2281 Whitfield Drive on 09/06/1973 on 09/06/1073.

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N.3

SLUP-22-1245311 2021-3517 18-091-01-063

971 North Road, Stone Mountain, GA 30083

☐ Amendment

- Please review general comments
- Onsite septic system installed on property 754 North Hairston , Stone Mountain on 12/30/2003 (surrounding location).

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N.4

CZ-22-1245311 2021-3518 15-217-04-024

3644 Memorial Drive, Decatur, GA 30032

☐ Amendment

- Please review general comments.
- Onsite septic system installed on property 3232 Memorial Drive on 4/21/1970 indication of possible system within surrounding property.

## DeKalb County Board of Health

404.508.7900 • [www.dekalbhealth.net](http://www.dekalbhealth.net)

12/20/2021

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N.4

SLUP-22-1245321 2021-3519 15-217-04-024

3622 Memorial Drive, Decatur, GA 30032

☐ Amendment

- Please review general comments.
- Onsite septic system installed on property 3232 Memorial Drive on 4/21/1970 indication of possible system within surrounding property.

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N.6

SLUP-22-1245322 2021-3520 15-023-01-142

3956 Ambrose Ridge Ct. , Ellenwood, GA 30294

☐ Amendment

- Please review general comments.

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N.7

SLUP-22-1245323 2021-3521 15-183-05-015

1691 Candle Road, Decatur, Ga 30032

☐ Amendment

- Please review general comments.
- Onsite septic system installed on property 1888 Candler Road in 01/13/1959 indication of possible system within surrounding property.

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N.8

Z-22-1245331 2021-3522 / 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,

499 Rockbridge Road, Stone Mountain, GA 30083

☐ Amendment

- Please review general comments.
- Onsite septic system installed on property 4995 Rockbridge Road in 05/04/1964 indication of possible system within surrounding property.



## DeKalb County Board of Health

404.508.7900 • [www.dekalbhealth.net](http://www.dekalbhealth.net)

12/20/2021

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N.9

SLUP-22-1245330 2021-3525 /15-061-02-062

3640 Platina Park Court, Decatur, GA 30034

☐ Amendment

- Please review general comments.

**DeKalb County School District  
Development Review Comments**

**Analysis Date:** 12/20/2021

**Submitted to:** DeKalb County

**Case #:** Z-22-1245331

**Parcel #:** 18-039-03-027/-029/-038/-040/-041/-044/-110/-112

**Name of Development:** 4994 Rockbridge Rd

**Location:** The north side of Rockbridge Road, the end Pepperwood Drive, and the end of Hickory Hills drive at 4946, 4960, 4962, 4964, 4972, 4994, 4998, 5046 Rockbridge Road and 4953 Pepperwood Dr.

**Description:** Single-family detached development with 161 units

**Impact of Development:** When fully constructed, this development would be expected to generate 64 students: 19 at Rockbridge Elementary, 5 at Stone Mountain Middle School, 9 at Stone Mountain High School, 19 at other DCSD schools, and 12 at private school. Enrollment at Stone Mountain HS is at capacity and additional students may have a small impact.

<b>Current Condition of Schools</b>	<b>Rockbridge Elementary</b>	<b>Stone Mountain Middle School</b>	<b>Stone Mountain High School</b>	<b>Other DCSD Schools</b>	<b>Private Schools</b>	<b>Total</b>
Capacity	984	1,410	1,209			
Portables	0	0	0			
Enrollment (Oct. 2021)	946	1,067	1,222			
Seats Available	38	343	-13			
Utilization (%)	96.1%	75.7%	101.1%			
<b>New students from development</b>	19	5	9	19	12	64

New Enrollment	965	1,072	1,231
New Seats Available	19	338	-22
New Utilization	98.1%	76.0%	101.8%

<b>Yield Rates</b>	<b>Attend Home School</b>	<b>Attend other DCSD School</b>	<b>Private School</b>	<b>Total</b>
Elementary	0.1148	0.0362	0.0136	0.1647
Middle	0.0332	0.0322	0.0166	0.0821
High	0.0549	0.0514	0.0447	0.1509
<b>Total</b>	<b>0.2029</b>	<b>0.1199</b>	<b>0.0749</b>	<b>0.3977</b>
<b>Student Calculations</b>				
<b>Proposed Units</b>	161			
<b>Unit Type</b>	SF			
<b>Cluster</b>	Stone Mountain High School			
<b>Units x Yield</b>	<b>Attend Home School</b>	<b>Attend other DCSD School</b>	<b>Private School</b>	<b>Total</b>
Elementary	18.49	5.83	2.19	26.51
Middle	5.35	5.19	2.67	13.21
High	8.83	8.27	7.19	24.29
<b>Total</b>	<b>32.67</b>	<b>19.29</b>	<b>12.05</b>	<b>64.01</b>
<b>Anticipated Students</b>	<b>Attend Home School</b>	<b>Attend other DCSD School</b>	<b>Private School</b>	<b>Total</b>
Rockbridge Elementary	19	6	2	27
Stone Mountain Middle School	5	5	3	13
Stone Mountain High School	9	8	7	24
<b>Total</b>	<b>33</b>	<b>19</b>	<b>12</b>	<b>64</b>



## DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

### DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

Consult the Georgia DOT as well as the DeKalb County Transportation Department prior to land development permit. Verify widths from the centerline of the roadways to the property line for possible right-of-way dedication. Improvements within the right-of-way may be required as a condition for land development application review approval. Safe vehicular circulation is required. Paved off-street parking is required.

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area **was** indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations.

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water buffer **was** reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

- **Fire Safety**

Plans for land development permit must comply with Chapter 12 DeKalb County Code for fire protection and prevention.



DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM

N-6

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO  
MICHELLE ALEXANDER [mmalexander@dekalbcountyga.gov](mailto:mmalexander@dekalbcountyga.gov) AND/OR LASONDRA HILL  
[lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)

COMMENTS FORM:  
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: Z-22-1545331 Parcel I.D. #: 18-089-03-027

Address: 4994  
Rockledge Rd  
STN. MTN. GA

Adjacent Roadway (s):

\_\_\_\_\_  
\_\_\_\_\_  
(classification)

\_\_\_\_\_  
\_\_\_\_\_  
(classification)

Capacity (TPD) \_\_\_\_\_  
Latest Count (TPD) \_\_\_\_\_  
Hourly Capacity (VPH) \_\_\_\_\_  
Peak Hour. Volume (VPH) \_\_\_\_\_  
Existing number of traffic lanes \_\_\_\_\_  
Existing right of way width \_\_\_\_\_  
Proposed number of traffic lanes \_\_\_\_\_  
Proposed right of way width \_\_\_\_\_

Capacity (TPD) \_\_\_\_\_  
Latest Count (TPD) \_\_\_\_\_  
Hourly Capacity (VPH) \_\_\_\_\_  
Peak Hour. Volume (VPH) \_\_\_\_\_  
Existing number of traffic lanes \_\_\_\_\_  
Existing right of way width \_\_\_\_\_  
Proposed number of traffic lanes \_\_\_\_\_  
Proposed right of way width \_\_\_\_\_

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6<sup>TH</sup> Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the \_\_\_\_\_ square foot place of worship building would generate \_\_\_\_\_ vehicle trip ends, with approximately \_\_\_\_\_ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the \_\_\_\_\_ (Single Family Residential) District designation which allows a maximum of \_\_\_\_\_ units per acres, and the given fact that the project site is approximately \_\_\_\_\_ acres in land area, \_\_\_\_\_ daily vehicle trip end, and \_\_\_\_\_ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

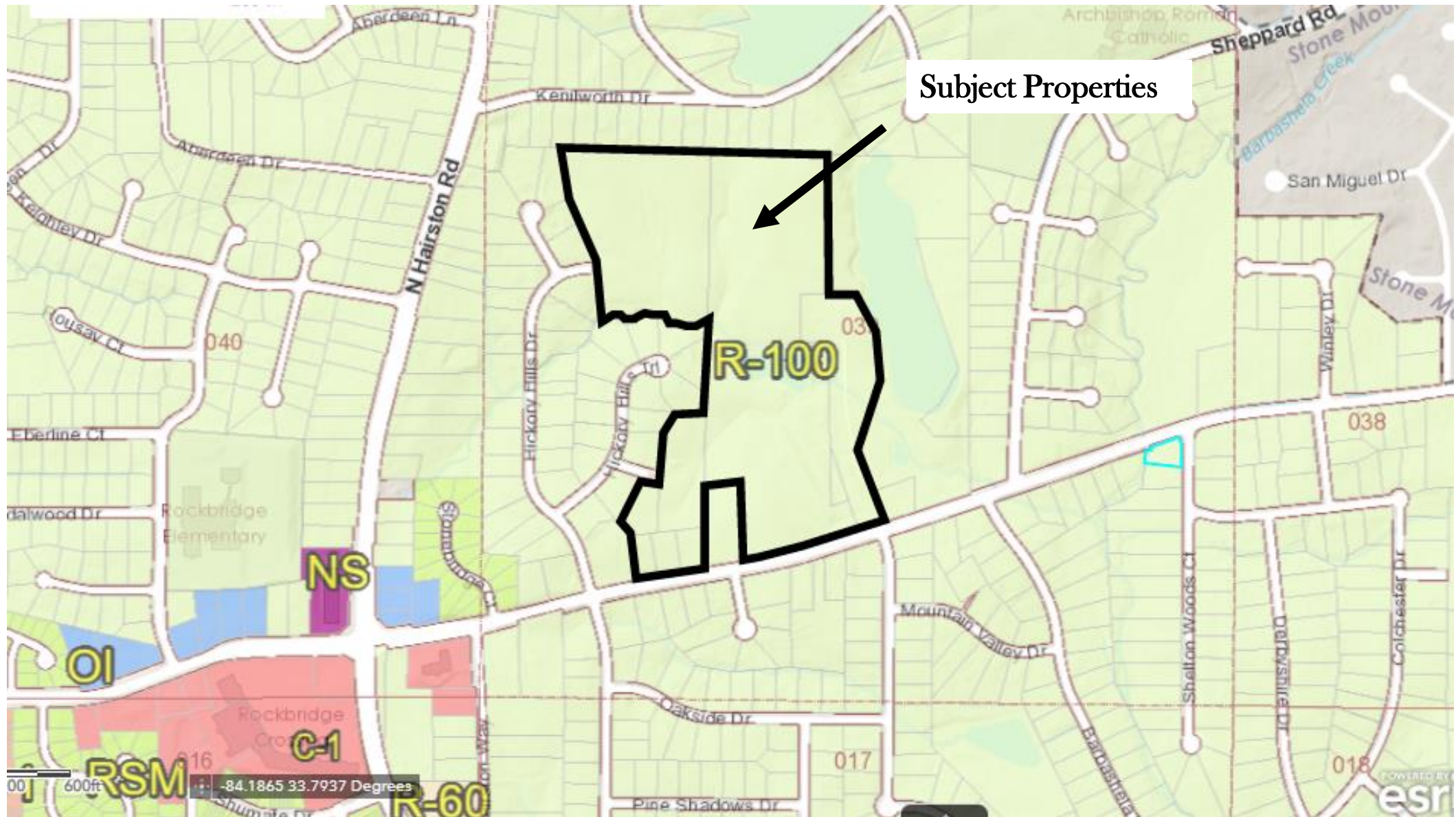
Plans and Field reviewed. Nothing found that would disrupt traffic flow or pattern.

Signature: \_\_\_\_\_

*[Handwritten Signature]*

N Z 22 1245331

# ZONING MAP

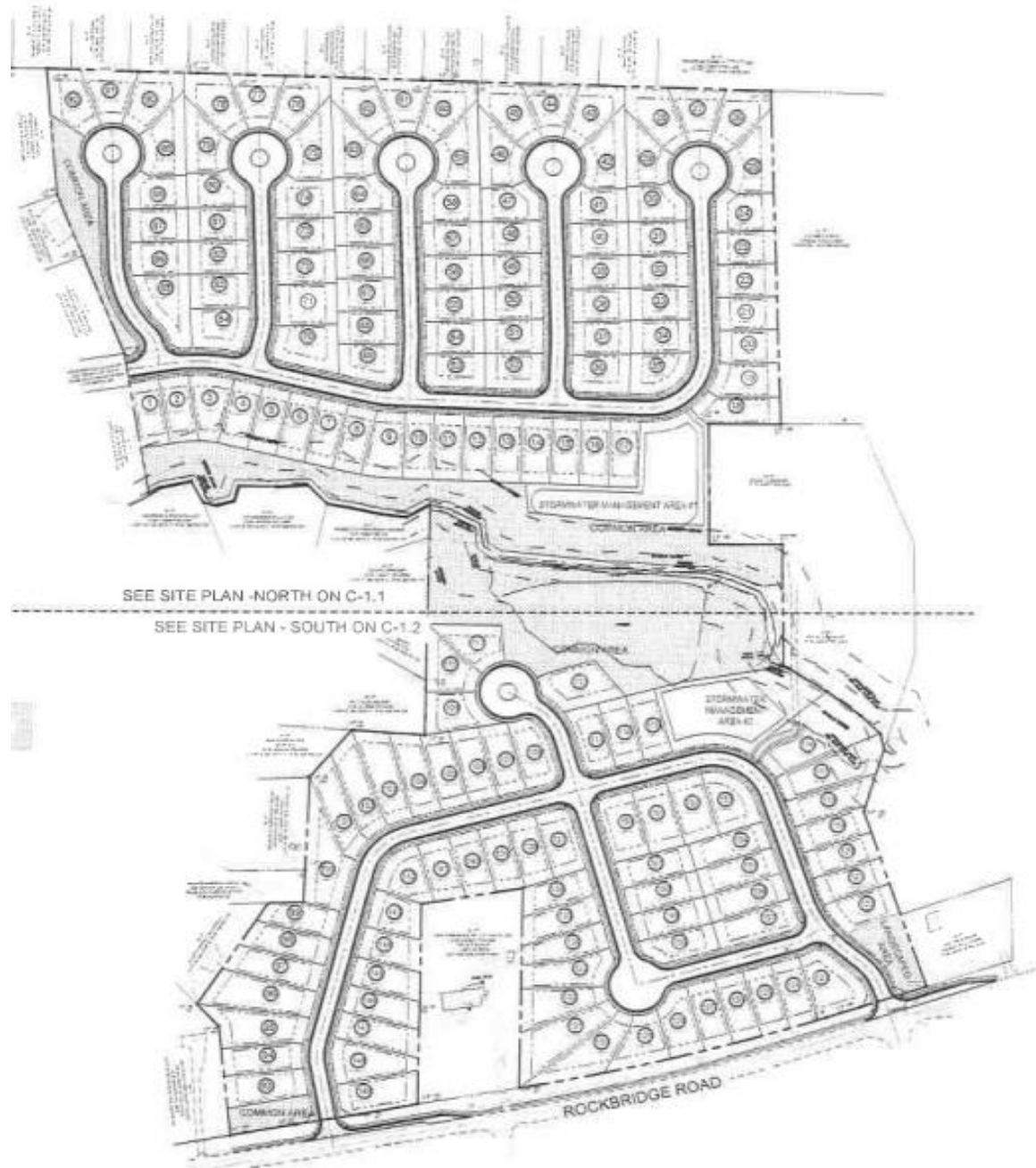


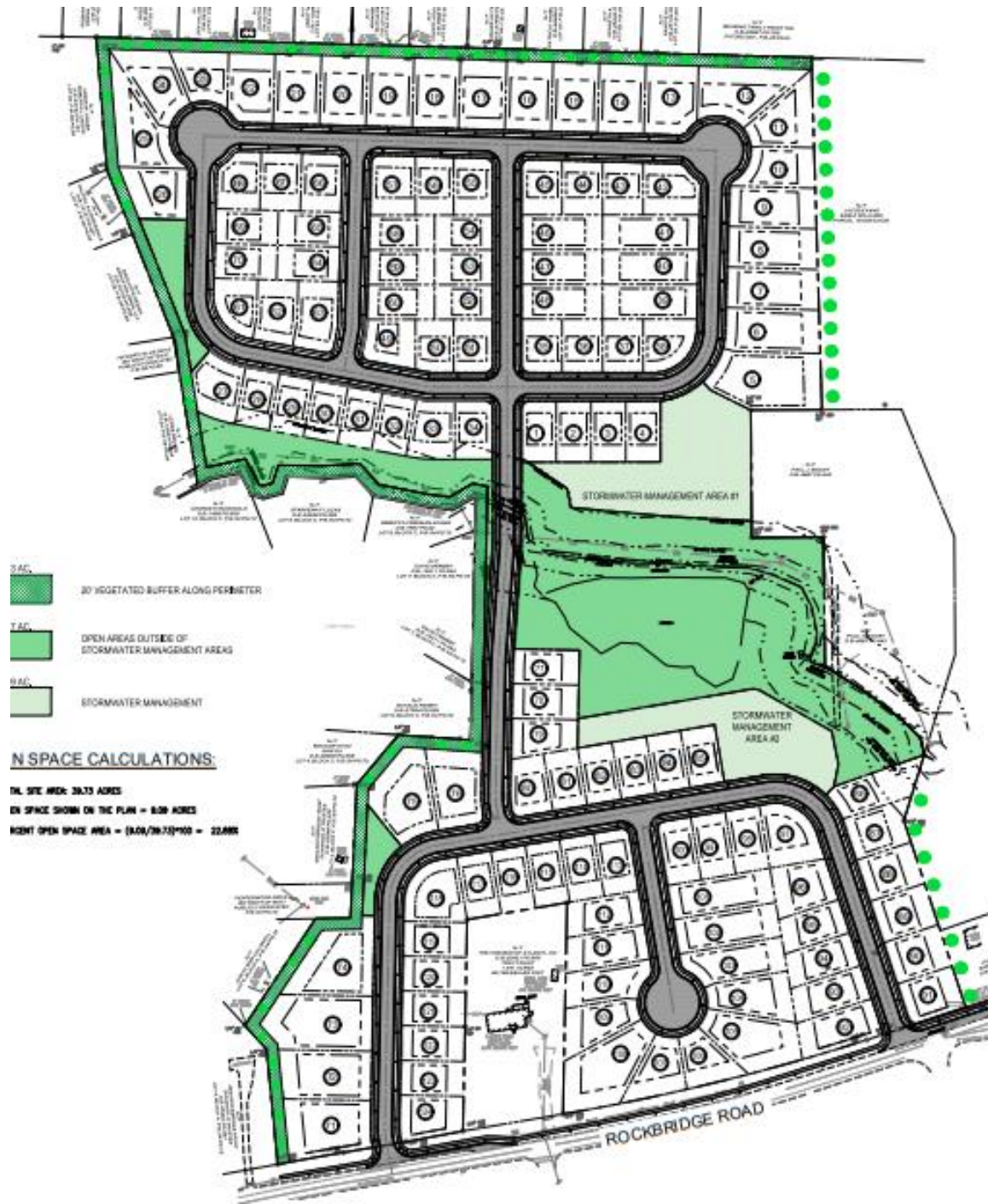
















March 17, 2022

*via Electric Submission and Filing*

Andrew Baker, Director  
DeKalb County, Georgia  
Department of Planning and Sustainability  
330 West Ponce de Leon Avenue,  
Decatur, Georgia 30030

Re: **CASE NO. Z-22-124531**

**SUPPLEMENTAL APPLICATION TO AMEND OFFICIAL ZONING MAP**

Dear Director Baker:

I represent Jessica Perdue, Hicks Investment Corporation, Raymond Keith Hicks, Denise Elaine Hicks, Fred Bioust, as Executor of the Estate of Runell S. Bioust, and Paul J. Bioust (collectively, "Applicant") in regard to Case No. Z-22-124531 (the "Application").

**A. SUMMARY OF PROPOSED AMENDED REZONING**

Applicant hereby amends the Application to seek rezoning of the Property from R-100 to R-60 to allow for development and use of the Property as 124 single-family detached homes with community greenspace, common areas, pocket parks, and amenity areas as detailed and conditioned upon the plans submitted in support of this Application. The proposed density is 3.12 units per acre. The proposed rezoning to R-60 is consistent with does not require an amendment to the to the Comprehensive Land Use Map classification of the Property as Suburban (SUB).

**B. AMENDED PROPOSED SITE PLAN**

Applicant hereby amends the Application to substitute the enclosed *Overall Site Plan* prepared by Crescent View Engineering, LLC dated January 19, 2022 (the "Revised Site Plan") as the proposed site plan for the development and use of the Property as 124 single-family detached homes at a density of 3.12 units per acre as detailed and conditioned upon the Revised Site Plan.

Applicant also encloses a comparison spreadsheet detailing community and Planning Staff concerns about the proposed development and use of the Property and a side-by-side comparison

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Date Received: \_\_\_\_\_ Application No: Z-22-1245331

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: R-60

Present Land Use Designation: Suburban

Proposed Land Use Designation (if applicable): Suburban



WILLIAMS  
TEUSINK

R. Kyle Williams  
Attorney at Law

404.373.9351 Direct Dial  
kwilliams@williamsteusink.com

March 17, 2022

*via Electric Submission and Filing*

Andrew Baker, Director  
DeKalb County, Georgia  
Department of Planning and Sustainability  
330 West Ponce de Leon Avenue,  
Decatur, Georgia 30030

Re: **CASE NO. Z-22-124531**

**SUPPLEMENTAL APPLICATION TO AMEND OFFICIAL ZONING MAP**

Dear Director Baker:

I represent Jessica Perdue, Hicks Investment Corporation, Raymond Keith Hicks, Denise Elaine Hicks, Fred Bioust, as Executor of the Estate of Runell S. Bioust, and Paul J. Bioust (collectively, "Applicant") in regard to Case No. Z-22-124531 (the "Application").

**A. SUMMARY OF PROPOSED AMENDED REZONING**

Applicant hereby amends the Application to seek rezoning of the Property from R-100 to R-60 to allow for development and use of the Property as 124 single-family detached homes with community greenspace, common areas, pocket parks, and amenity areas as detailed and conditioned upon the plans submitted in support of this Application. The proposed density is 3.12 units per acre. The proposed rezoning to R-60 is consistent with does not require an amendment to the to the Comprehensive Land Use Map classification of the Property as Suburban (SUB).

**B. AMENDED PROPOSED SITE PLAN**

Applicant hereby amends the Application to substitute the enclosed *Overall Site Plan* prepared by Crescent View Engineering, LLC dated January 19, 2022 (the "Revised Site Plan") as the proposed site plan for the development and use of the Property as 124 single-family detached homes at a density of 3.12 units per acre as detailed and conditioned upon the Revised Site Plan.

Applicant also encloses a comparison spreadsheet detailing community and Planning Staff concerns about the proposed development and use of the Property and a side-by-side comparison of how these concerns were addressed in the Revised Site Plan and revised development and use of the Property.

**C. DOCUMENTED IMPACT ANALYSIS UNDER SEC. 27-7.3.5**

**A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.**

The Property has an Existing Land Use classification as Suburban (SUB) based upon the Comprehensive Land Use Map. R-60 is a Permitted Zoning in the Land Use classification of Suburban (SUB). The proposed rezoning and development does not require an amendment to the Comprehensive Land Use Map classification from Suburban (SUB). Additionally, the proposed density of 3.12 units per acre is well below the maximum density allowed. Moreover, the proposed development also plans to include a community trail with public access, as well as community open space areas that would further qualify the proposed rezoning within R-60 density requirements.

**B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property or properties.**

The proposed rezoning of the Property will permit development of a higher density single family detached residences that is suitable in view of the use and development of adjacent and nearby properties.

The Property is less than one-half (1/2) mile from the commercial developments and uses at the intersection of Rockbridge Road SW with N Hairston Road and S Hairston Road within the Greater Hidden Hills community. The Property is also near Rockbridge Elementary and other community services.

There is a cul-de-sac residential community to the west on Stonebridge Court that is zoned RSM. Additionally, there are a mix of properties zoned OI, NS, C-1, R-60, and RSM just to the west of the Property at the intersection of Rockbridge Road SW with N Hairston Road and S Hairston.

The proposed zoning and development allows for the residential development and use of the currently vacant and unimproved Property that is not connected to or a part of the community. The proposed development also allows for the preservation and protection of the stream, stream buffers, and small lake areas that traverse the Property and open up these areas as greenspace, trails, and amenities areas for the community.

The Revised Site Plan reduces the overall density 124 single-family detached homes at a density of 3.12 units per acre. The Revised Site Plan includes a 20-foot landscaped and vegetated buffer along the western and northern perimeters adjacent to the Hickory Hills and Kenilworth Communities. The Revised Site Plan increases the designated and protected open space to 22.88% of the overall Property consisting of 9.09 acres of landscaped and vegetated buffers, pocket parks, and stormwater management and stream buffer protected open areas.



The Revised Site Plan eliminate the excessive number of culs-de-sac from 7 down to 1 cul-de-sac and more integrated and interconnected system of grid pattern roads.

The Revised Site Plan complies with all streetscape improvement requirements, including installation of a 6' landscape strip at back of curb, 5' concrete sidewalk, dark sky compliant street lighting on 100' center spacing, and street trees on 30' center spacing throughout the development.

**C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**

The Property is severely and negatively impacted by the stream, stream buffers, and small lake areas that traverse the Property. The Property is currently not serviced with public infrastructure such as public rights-of-way, sewer, water, stormwater, and other facilities. These site restrictions and development considerations are a substantial hardship to the development and economic use of the Property under the existing zoning as R-100.

**D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties.**

As detailed in Sections A and B above, the proposed rezoning is consistent with and will not adversely affect the existing use or usability of adjacent and nearby properties. The proposed zoning and development of the Property presents an opportunity to connect the currently vacant and unimproved Property into the community. The proposed development also allows for the preservation and protection of the stream, stream buffers, and small lake areas that traverse the Property and open up these areas as greenspace, trails, and amenities areas for the community.

The Revised Site Plan eliminates the extension of Hickory Hills Drive. Instead, all vehicular access for the development will be contained on-site from Rockbridge Road. Applicant voluntarily obtained the enclosed *Traffic Engineering Study* by Marc R. Acampora, PE, LLC – Traffic Engineering verifying that there will not be any adverse impacts upon the existing roadway systems and infrastructure.

**E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**

The Property is less than one-half (1/2) mile from the commercial developments and uses at the intersection of Rockbridge Road SW with N Hairston Road and S Hairston Road within the Greater Hidden Hills community. The Property is also near Rockbridge Elementary and other community services.

There is a cul-de-sac residential community to the west on Stonebridge Court that is zoned RSM. Additionally, there are a mix of properties zoned OI, NS, C-1, R-60, and RSM just to the



west of the Property at the intersection of Rockbridge Road SW with N Hairston Road and S Hairston.

**F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.**

The proposed rezoning will not adversely affect historic buildings, sites, districts, or archaeological resources. Instead, the proposed development is intentionally planned in such a manner to preserve and protect the stream, stream buffers, and small lake areas that traverse the Property and open up these areas as greenspace, trails, and amenities areas for the community.

**G. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

The proposed rezoning will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The Property is well served by existing streets, transportation facilities, and utilities within the immediate surrounding areas located at the intersection of Rockbridge Road SW and Hairston Road. The existing infrastructure is more than sufficient to support the proposed residential development.

**H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.**

The proposed rezoning will not adversely impact the environment or surrounding natural resources. Instead, the proposed development is intentionally planned in such a manner to preserve and protect the stream, stream buffers, and small lake areas that traverse the Property and open up these areas as greenspace, trails, and amenities areas for the community.

I appreciate consideration of this Application. Please do not hesitate to contact me with any questions or requests for additional information or documentation.

Sincerely,

  
R. Kyle Williams

Encl.

RKW/saa

Chief Executive Officer  
Michael Thurmond

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

### REZONING APPLICATION CHECKLIST

Submit 4 printed, collated sets of the complete application (no staples, no binders) and a PDF version on a flash drive

\_\_\_\_\_ 1. Schedule a mandatory **Pre-Application Conference** with Planning & Sustainability staff by appointment. Obtain **Pre-Application form** (to be completed in pre-application meeting). Please call 404-371-2155 for appointment.

\_\_\_\_\_ 2. Hold a **Pre-Submittal Community Meeting** with surrounding neighborhood associations and residents. Provide documentation of the meeting (**meeting notice and sign in sheets**). Letter(s) from homeowners association(s) may also be provided.

\_\_\_\_\_ 3. Submit **Application** (Submit 4 printed, collated sets and a PDF version on a flash drive. Please assemble materials in the following order.)

\_\_\_\_\_ A. **Application form** with name and address of applicant and owner, and address of subject property;

\_\_\_\_\_ B. **Pre-submittal community meeting notice and sign-in sheet** and other documentation of meeting, if any;

\_\_\_\_\_ C. **Letter of application and impact analysis**

1. **Letter of application** identifying a) the proposed zoning classification, b) the reason for the rezoning or special use or modification request, c) the existing and proposed use of the property, d) detailed characteristics of the proposed use ( e.g. floor area, height of building(s), number of units, mix of unit types, number of employees, manner and hours of operation), d)(optional) statement of conditions discussed with the neighborhood or community, if any.

2. **Impact analysis** of the anticipated impact of the proposed use and rezoning on the surrounding properties in response to the standards and factors specified in Article 7.3 of the DeKalb County Zoning Ordinance, as attached. If a Major Modification, please include previously approved conditions and Board of Commissioner meeting minutes.

\_\_\_\_\_ D. **Authorization Form**, if applicant is not the owner. Must be signed by all owners of the subject property and notarized. Authorization must contain the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property. Please include warranty deed, if property ownership is less than 2 years.

\_\_\_\_\_ E. **Campaign disclosure statement** (required by State law).

\_\_\_\_\_ F. **Legal boundary survey** of the subject property, (showing boundaries, structures, and improvements), prepared and sealed within the last year by a professional engineer or land surveyor registered in the State of Georgia. *(If survey shows property on opposite sides of a public street right-of-way, file a separate application for each property.)*

\_\_\_\_\_ G. **Site Plan**, printed to scale, folded, of any existing and or proposed development/redevelopment. For projects larger than 1 acre, site plan should be at least 1:50 scale. The site plan must include the following:

- \_\_\_\_\_ a. complete boundaries of subject property;
- \_\_\_\_\_ b. dimensioned access points and vehicular circulation drives;
- \_\_\_\_\_ c. location of all existing and proposed buildings, structures, setbacks and parking;
- \_\_\_\_\_ d. location of 100 year floodplain and any streams;
- \_\_\_\_\_ e. notation of the total acreage or square footage of the subject property;
- \_\_\_\_\_ f. landscaping, tree removal and replacement, buffer(s); and
- \_\_\_\_\_ g. site plan notes of building square footages, heights, density calculations, lot coverage of impervious surfaces, parking ratios, open space calculations, and other applicable district standards.

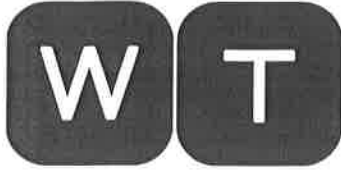
\_\_\_\_\_ H. **Reduced Site Plan**, reduced to 8.5" x 11".

\_\_\_\_\_ I. **Written Legal Description** of metes and bounds of the subject property (can be printed on site plan or survey).

\_\_\_\_\_ J. **Building Form Information**. Elevation (line drawing or rendering), or details of proposed materials, in compliance with Article 5 of the Zoning Ordinance.

\_\_\_\_\_ K. **Completed, signed Pre-application Form** (Provided at pre-application meeting.)

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**



WILLIAMS  
TEUSINK

R. Kyle Williams  
Attorney at Law

404.373.9351 Direct Dial  
kwilliams@williamsteusink.com

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November 2, 2021

*via Electric Submission and Filing*

Andrew Baker, Director  
DeKalb County, Georgia  
Department of Planning and Sustainability  
330 West Ponce de Leon Avenue,  
Decatur, Georgia 30030

Re: **APPLICATION TO AMEND OFFICIAL ZONING MAP**

4946 Rockbridge Road SW, Stone Mountain, DeKalb County, Georgia 30088  
Tax Parcel ID No. 18 039 03 041

4953 Pepperwood Drive SW, Stone Mountain, DeKalb County, Georgia 30088  
Tax Parcel ID No. 18 039 03 044

4960 Rockbridge Road SW, Stone Mountain, DeKalb County, Georgia 30088  
Tax Parcel ID No. 18 039 03 040

4962 Rockbridge Road SW, Stone Mountain, DeKalb County, Georgia 30088  
Tax Parcel ID No. 18 039 03 038

4964 Rockbridge Road SW, Stone Mountain, DeKalb County, Georgia 30088  
Tax Parcel ID No. 18 039 03 027

4972 Rockbridge Road SW, Stone Mountain, DeKalb County, Georgia 30088  
Tax Parcel ID No. 18 039 03 039

4994 Rockbridge Road SW, Stone Mountain, DeKalb County, Georgia 30088  
Tax Parcel ID No. 18 039 03 029

4998 Rockbridge Road SW, Stone Mountain, DeKalb County, Georgia 30088  
Tax Parcel ID No. 18 039 03 112

5046 Rockbridge Road SW, Stone Mountain, DeKalb County, Georgia 30088  
Tax Parcel ID No. 18 039 03 110

Dear Director Baker:

I represent Jessica Perdue, Hicks Investment Corporation, Raymond Keith Hicks, Denise

Elaine Hicks, Fred Bioust, as Executor of the Estate of Runell S. Bioust, and Paul J. Bioust (collectively, "Applicant"). Ms. Perdue owns those certain real properties known as and located at 4946 Rockbridge Road SW, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel Id No. 18 039 03 041); 4960 Rockbridge Road SW, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel Id No. 18 039 03 040); and, 4972 Rockbridge Road SW, Stone Mountain, Stone Mountain, Georgia 30088 (Tax Parcel Id No. 18 039 03 039). Hicks Investment Corporation owns that certain real property known as and located at 4953 Pepperwood Drive, Stone Mountain, Stone Mountain, Georgia 30088 (Tax Parcel Id No. 18 039 03 044). Raymond Keith Hicks and Denise Elaine Hicks own those certain real properties located at and known as 4962 Rockbridge Road SW, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel Id No. 18 039 03 038) and 4964 Rockbridge Road SW, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel Id No. 18 039 03 038). The Estate of Runell S. Bioust owns those certain real properties located at and known as 4994 Rockbridge Road SW, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel Id No. 18 039 03 029) and 4998 Rockbridge Road SW, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel Id No. 18 039 03 112). Paul J. Bioust owns that certain real property located at and known as 5046 Rockbridge Road SW, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel Id No. 18 039 03 110).

4946 Rockbridge Road SW, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel ID No. 18 039 03 041); 4953 Pepperwood Drive, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel ID No. 18 039 03 044); 4960 Rockbridge Road SW, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel ID No. 18 039 03 040); 4962 Rockbridge Road SW, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel ID No. 18 039 03 038); 4964 Rockbridge Road SW, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel ID No. 18 039 03 027); 4972 Rockbridge Road SW, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel ID No. 18 039 03 039); 4994 Rockbridge Road SW, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel ID No. 18 039 03029); 4998 Rockbridge Road SW, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel ID No. 18 039 03 112); and, 5046 Rockbridge Road SW, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel ID No. 18 039 03 110) are collectively referred to as the "Property."

The Property consists of 39.726 acres / 1,730,520 square feet with 984.27' frontage along Rockbridge Road to west of the intersection of Rockbridge Road SW with N Hairston Road and S Hairston Road within the Greater Hidden Hills community. The Property is currently vacant and undeveloped.

The Property is zoned R-100 (Residential Medium Lot-100) District with an Existing Land Use classification as Suburban (SUB) based upon the 2035 Comprehensive Plan and Future Land Use Map (the "Comprehensive Land Use Map"). The Property is not within any Overlay District. The adjacent and adjoining properties on and along Rockbridge Road SW to the west and east are similarly zoned R-100 (Residential Medium Lot-100) District with Existing Land Use classifications as Suburban (SUB). The properties to the north and south are also similarly zoned R-100 (Residential Medium Lot-100) District with Existing Land Use classifications as Suburban (SUB). However, there is a cul-de-sac residential community to the west on Stonebridge Court

that is zoned RSM (Small Lot Residential Mix) District. Additionally, there are a mix of properties zoned OI (Office-Institutional) District, NS (Neighborhood Shopping) District, C-1 (Local Commercial) District, R-60 (Residential Small Lot-60) District, and RSM (Small Lot Residential Mix) District just to the west of the Property at the intersection of Rockbridge Road SW with N Hairston Road and S Hairston.

Captura Properties I, LLC is under contract to purchase the Property and intends to pursue the development as proposed and outlined in this Application.

#### **A. SUMMARY OF PROPOSED REZONING**

Applicant requests rezoning of the Property from R-100 to RSM (Small Lot Residential Mix) District to allow for development and use of the Property as one hundred sixty-one single-family detached homes with community greenspace, common areas, pocket parks, and amenity areas as detailed and conditioned upon the plans submitted in support of this Application. The proposed density is 4.05 units per acre. The proposed rezoning is consistent with does not require an amendment to the to the Comprehensive Land Use Map classification of the Property as Suburban (SUB).

#### **B. COMMUNITY MEETINGS & PRE-APPLICATION REVIEW**

On August 18, 2021, Applicant conducted a pre-application Community Meeting that was scheduled and facilitated by the Greater Hidden Hills CDC. Applicant conducted a second Community Meeting on October 6, 2021 to the greater community, including Community Councils 3 and 4. Applicant conducted a third pre-application Community Meeting on October 26, 2021 with surrounding neighborhood associations and residents within 100' feet of the Property.

A pre-application conference was held with Planning Staff on October 5, 2021.

#### **C. DOCUMENTED IMPACT ANALYSIS UNDER SEC. 27-7.3.5**

##### **A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.**

The Property has an Existing Land Use classification as Suburban (SUB) based upon the Comprehensive Land Use Map. RSM (Small Lot Residential Mix) District is a Permitted Zoning in the Land Use classification of Suburban (SUB). The proposed rezoning and development does not require an amendment to the Comprehensive Land Use Map classification from Suburban (SUB). Additionally, the proposed density of 4.05 units per acre is well below the maximum density of up to 8.0 units per acre allowed within the Suburban (SUB) Land Use classification. Moreover, the proposed development also plans to include a community trail with public access, as well as community open space areas that would further qualify the proposed rezoning within RSM density requirements.

**B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property or properties.**

The proposed rezoning of the Property will permit development of a higher density single family detached residences that is suitable in view of the use and development of adjacent and nearby properties.

The Property is less than one-half (1/2) mile from the commercial developments and uses at the intersection of Rockbridge Road SW with N Hairston Road and S Hairston Road within the Greater Hidden Hills community. The Property is also near Rockbridge Elementary and other community services.

There is a cul-de-sac residential community to the west on Stonebridge Court that is zoned RSM (Small Lot Residential Mix) District. Additionally, there are a mix of properties zoned OI (Office-Institutional) District, NS (Neighborhood Shopping) District, C-1 (Local Commercial) District, R-60 (Residential Small Lot-60) District, and RSM (Small Lot Residential Mix) District just to the west of the Property at the intersection of Rockbridge Road SW with N Hairston Road and S Hairston.

The proposed zoning and development allows for the residential development and use of the currently vacant and unimproved Property that is not connected to or a part of the Greater Hidden Hills community. The proposed development also allows for the preservation and protection of the stream, stream buffers, and small lake areas that traverse the Property and open up these areas as greenspace, trails, and amenities areas for the community.

**C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**

The Property is severely and negatively impacted by the stream, stream buffers, and small lake areas that traverse the Property. The Property is currently not serviced with public infrastructure such as public rights-of-way, sewer, water, stormwater, and other facilities. These site restrictions and development considerations are a substantial hardship to the development and economic use of the Property under the existing zoning as R-100 (Residential Medium Lot-100) District.

**D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties.**

As detailed in Sections A and B above, the proposed rezoning is consistent with and will not adversely affect the existing use or usability of adjacent and nearby properties. The proposed zoning and development of the Property presents an opportunity to connect the currently vacant and unimproved Property into the Greater Hidden Hills community. The proposed development also allows for the preservation and protection of the stream, stream buffers, and small lake areas

that traverse the Property and open up these areas as greenspace, trails, and amenities areas for the community.

**E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**

The Property is less than one-half (1/2) mile from the commercial developments and uses at the intersection of Rockbridge Road SW with N Hairston Road and S Hairston Road within the Greater Hidden Hills community. The Property is also near Rockbridge Elementary and other community services.

There is a cul-de-sac residential community to the west on Stonebridge Court that is zone RSM (Small Lot Residential Mix) District. Additionally, there are a mix of properties zoned OI (Office-Institutional) District, NS (Neighborhood Shopping) District, C-1 (Local Commercial) District, R-60 (Residential Small Lot-60) District, and RSM (Small Lot Residential Mix) District just to the west of the Property at the intersection of Rockbridge Road SW with N Hairston Road and S Hairston.

**F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.**

The proposed rezoning will not adversely affect historic buildings, sites, districts, or archaeological resources. Instead, the proposed development is intentionally planned in such a manner to preserve and protect the stream, stream buffers, and small lake areas that traverse the Property and open up these areas as greenspace, trails, and amenities areas for the community.

**G. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

The proposed rezoning will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The Property is well served by existing streets, transportation facilities, and utilities within the immediate surrounding areas located at the intersection of Rockbridge Road SW and Hairston Road. The existing infrastructure is more than sufficient to support the proposed residential development.

**H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.**

The proposed rezoning will not adversely impact the environment or surrounding natural resources. Instead, the proposed development is intentionally planned in such a manner to preserve and protect the stream, stream buffers, and small lake areas that traverse the Property and open up these areas as greenspace, trails, and amenities areas for the community.

**D. ADDITIONAL SUPPORTING DOCUMENTATION**

Applicant includes as additional support for its Application the following:

1. Application to Amend Official Zoning Map;
2. Pre-submittal Community Meeting Notice, Proof of Mailing, and Sign-in/Attendance Sheet;
3. Notarized Authorization by Property Owner for Representation;
4. Campaign Disclosure Statement;
5. Listing of Subject Properties;
6. *Boundary Survey of Rockbridge Road Assemblage* prepared by Lowery & Associates Land Surveying, LLC, dated June 7, 2021 and June 16, 2021;
7. *Overall Site Plan* prepared by Crescent View Engineering, LLC dated August 24, 2021;
8. Written Legal Descriptions of Metes and Bounds of the Property;
9. Demonstrative Color Site Plan;
10. Floor Plans and Elevations prepared by Luis Matalon, AIA;
11. Conceptual Elevations of proposed Community; and,
12. Completed, Signed Pre-Application Form.

I appreciate consideration of this Application. Please do not hesitate to contact me with any questions or requests for additional information or documentation.

Sincerely,

  
R. Kyle Williams

Encl.

RKW/saa



DEPARTMENT OF PLANNING & SUSTAINABILITY

**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

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DEPARTMENT OF PLANNING & SUSTAINABILITY

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**IMPACT ANALYSIS**

**(Please respond to the following standards and factors on a separate sheet.)**

Section 27-7.3.5. The following standards and factors are found to be relevant to the exercise of the county's zoning powers and shall govern the review of all proposed amendments to the Official Zoning Map:

- A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan. See Attached
- B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. See Attached
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned. See Attached
- D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby properties. See Attached
- E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal. See Attached
- F. Whether the zoning proposal will adversely affect historic building, sites, districts, or archaeological resources. See Attached
- G. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. See Attached
- H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources. See Attached

Chief Executive Officer  
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

**PRE-APPLICATION FORM**  
**REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE**  
**(Required prior to filing application: signed copy of this form must be submitted at filing)**

Applicant Name: Kyle Williams Phone: (404) 373-9351 Email: kwilliams@williamsteusink.com

Property Address: See attachment

Tax Parcel ID: See attachment Comm. District(s): 4 and 7 Acreage: 39.726 acres

Existing Use: Suburban Proposed Use: Suburban

Supplemental Regs: N/A Overlay District: N/A DRI: N/A

Rezoning: Yes ☒ No ☐

Existing Zoning: R-100 Proposed Zoning: RSM Square Footage/Number of Units: 1,730,520 sq. ft./161 units

Rezoning Request: Rezone Property from R-100 to RSM.

Land Use Plan Amendment: Yes ☐ No ☒

Existing Land Use: SUB Proposed Land Use: SUB Consistent ☒ Inconsistent ☐

Special Land Use Permit: Yes ☐ No ☒ Article Number(s) 27-

Special Land Use Request(s)

**Major Modification:**

Existing Case Number(s): N/A

Condition(s) to be modified:

DEPARTMENT OF PLANNING & SUSTAINABILITY

**WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION**

Pre-submittal Community Meeting: \_\_\_\_\_ Review Calendar Dates: \_\_\_\_\_ PC: \_\_\_\_\_ BOC: \_\_\_\_\_  
Letter of Intent: \_\_\_\_\_ Impact Analysis: \_\_\_\_\_ Owner Authorization(s): \_\_\_\_\_ Campaign Disclosure: \_\_\_\_\_  
Zoning Conditions: \_\_\_\_\_ Community Council Meeting: \_\_\_\_\_ Public Notice, Signs: \_\_\_\_\_  
Tree Survey, Conservation: \_\_\_\_\_ Land Disturbance Permit (LDP): \_\_\_\_\_ Sketch Plat: \_\_\_\_\_  
Bldg. Permits: \_\_\_\_\_ Fire Inspection: \_\_\_\_\_ Business License: \_\_\_\_\_ State License: \_\_\_\_\_  
Lighting Plan: \_\_\_\_\_ Tent Permit: \_\_\_\_\_ Submittal Format: NO STAPLES, NO BINDERS PLEASE

**Review of Site Plan**

Density: \_\_\_\_\_ Density Bonuses: \_\_\_\_\_ Mix of Uses: \_\_\_\_\_ Open Space: \_\_\_\_\_ Enhanced  
Open Space: \_\_\_\_\_ Setbacks: front \_\_\_\_\_ sides \_\_\_\_\_ side corner \_\_\_\_\_ rear \_\_\_\_\_ Lot Size:  
\_\_\_\_\_ Frontage: \_\_\_\_\_ Street Widths: \_\_\_\_\_ Landscape Strips: \_\_\_\_\_ Buffers: \_\_\_\_\_  
Parking Lot Landscaping: \_\_\_\_\_ Parking - Auto: \_\_\_\_\_ Parking - Bicycle: \_\_\_\_\_ Screening:  
\_\_\_\_\_ Streetscapes: \_\_\_\_\_ Sidewalks: \_\_\_\_\_ Fencing/Walls: \_\_\_\_\_ Bldg. Height: \_\_\_\_\_ Bldg.  
Orientation: \_\_\_\_\_ Bldg. Separation: \_\_\_\_\_ Bldg. Materials: \_\_\_\_\_ Roofs: \_\_\_\_\_ Fenestration: \_\_\_\_\_  
Façade Design: \_\_\_\_\_ Garages: \_\_\_\_\_ Pedestrian Plan: \_\_\_\_\_ Perimeter Landscape Strip: \_\_\_\_\_  
Possible Variances: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Planner: Dustin Jackson Date 7/19/21

Filing Fees

<b>REZONING:</b>	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00

**LAND USE MAP AMENDMENT** \$500.00

**SPECIAL LAND USE PERMIT** \$400.00



Countable Mail

Name and Address of Sender

Williams Teush

Check type of mail or service

- ☐ Adult Signature Required ☐ Priority Mail Express  
☐ Adult Signature Restricted Delivery ☐ Registered Mail  
☐ Certified Mail ☐ Return Receipt for Merchandise  
☐ Certified Mail Restricted Delivery ☐ Signature Confirmation  
☐ Collect on Delivery (COD) ☐ Signature Confirmation Restricted Delivery  
☐ Insured Mail  
☐ Priority Mail



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DECATUR, GA

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USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASK Fee	ASND Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	LEWIS PAMELA 435 HICKORY HILLS DR STONE MOUNTAIN GA 30083													
2.	4934 ROCKBRIDGE TRUST P O BOX 1983 LITBURN GA 30048													
3.	TATE WILLIAM BRADLEY 476 HICKORY HILLS DR STONE MOUNTAIN GA 30083													
4.	HOMEMASTER PROPERTIES LLC 1000 PEACHTREE INDUSTRIAL BLVD STE 6 152 SUWANEE GA 30024													
5.	BITHOW MACH 4868 OAKSIDE DR STONE MOUNTAIN GA 30088													
6.	CALDWELL JUDITH SIMS 448 HICKORY HILLS TRL STONE MOUNTAIN GA 30083													
7.	LEWIS RUSSEL K 409 ROCKBRIDGE CT STONE MOUNTAIN GA 30088													
8.	WILLIAMS MICHAEL 4995 ROCKBRIDGE RD STONE MOUNTAIN GA 30088													
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)												



## Firm Mailing Book For Accountable Mail

Name and Address of Sender		Check type of mail or service <input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail <input type="checkbox"/> Certified Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Priority Mail		Affix Stamp Here (for additional copies of this receipt) Postmark with Date of Receipt.												
USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee		
1.	DINGWALL DANIELLE 4977 ROCKBRIDGE RD STONE MOUNTAIN GA 30088															
2.	THOMAS JANET H 466 HICKORY HILLS DR STONE MOUNTAIN GA 30083															
3.	HICKS RAYMOND KEITH 2501 SHORELINE PKWY VILLA RICA GA 30180															
4.	GREENWOOD DEBRA U 443 HICKORY HILLS DR STONE MOUNTAIN GA 30083															
5.	HICKS INVESTMENT CORP 2501 SHORELINE PKWY VILLA RICA GA 30180															
6.	LUGONES MARIANELA CABRERA 417 MAPLECLIFF DR STONE MOUNTAIN GA 30088															
7.	SFR XII ATL OWNER 1 LP 4645 HAWTHORNE LN NW WASHINGTON DC 20016															
8.	PORTER DEWAYNE 4856 OAKSIDE DR STONE MOUNTAIN GA 30088															
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)														



## Firm Mailing Book For Accountable Mail

Name and Address of Sender		Check type of mail or service <input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail <input type="checkbox"/> Certified Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail		Affix Stamp Here (for additional copies of this receipt). Postmark with Date of Receipt.												
USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee		
1.	CASSAR GAIL 457 WATSON BAY STONE MOUNTAIN GA 30087															
2.	BIOUST, RUNELL S MRS 857 TUFTHUNTER MACON GA 31210															
3.	BRIERE DENNIS R 459 HICKORY HILLS DR STONE MOUNTAIN GA 30088															
4.	WOESTEMEYER RALPH 4925 ROCKBRIDGE RD STONE MOUNTAIN GA 30088															
5.	MARTIN RICHARD JOSEPH III 4836 OAKSIDE DR STONE MOUNTAIN GA 30088															
6.	PERDUE JESSICA 535 LAKEWATER VIEW DR STONE MOUNTAIN GA 30087															
7.	BENNETT DWIGHT 4969 ROCKBRIDGE RD STONE MOUNTAIN GA 30088															
8.	PUTNAM GLENDA VONDELLE CAPE 4828 OAKSIDE DR STONE MOUNTAIN GA 30088															
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)														





## Firm Mailing Book For Accountable Mail

Name and Address of Sender		Check type of mail or service <input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail <input type="checkbox"/> Certified Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Priority Mail		Affix Stamp Here (for additional copies of this receipt). Postmark with Date of Receipt.												
USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee		
1.	RAHMING BERNICE 4844 OAK SIDE DR STONE MOUNTAIN GA 30088															
2.	BELFROM PHILIP I 451 HICKORY HILLS DR STONE MOUNTAIN GA 30083															
3.	COLE GEORGE J 437 HICKORY HILLS TRL STONE MOUNTAIN GA 30083															
4.	HERSE MARYAN A 459 HICKORY HILLS TRL STONE MOUNTAIN GA 30083															
5.	LAW FRED EST PERS REP AND HEIRS 1131 LYNBROOK DR CHARLOTTE NC 28211															
6.	HTOO MIN NAW 470 HICKORY HILLS TRL STONE MOUNTAIN GA 30083															
7.	MITCHELL ARTHUR 526 SCOTLAND CT STONE MOUNTAIN GA 30088															
8.	HICKS INVESTMENT CORP 2501 SHORELINE PKWY VILLA RICA GA 30180															
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)														



# Firm Mailing Book For Accountable Mail

Name and Address of Sender		Check type of mail or service <input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail <input type="checkbox"/> Certified Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail		Affix Stamp Here (for additional copies of this receipt) Postmark with Date of Receipt.											
USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee	
1.	HICKS INVESTMENT CORP 2501 SHORELINE PKWY VILLA RICA GA 30180														
2.	PERDUE JESSICA 535 LAKEWATER VIEW DR STONE MOUNTAIN GA 30087														
3.															
4.															
5.															
6.															
7.															
8.															
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)													

## **PUBLIC NOTICE REQUEST FOR REZONING**

**FILED BY:** Developer Captura Properties I, LLC  
Applicant Kyle Williams / Williams Teusink

**PROPERTY LOCATED:** Approximately 38 acres located in the 4900 Block of Rockbridge Road at 4946, 4960, 4962, 4964, 4972, 4994, 4998, and 5046 Rockbridge Road and 4953 Pepperwood Drive in Stone Mountain

**CURRENT ZONING:** R-100 (Residential Medium Lot – 100)

**CURRENT LAND USE:** Suburban

**CURRENT USE:** Vacant and Undeveloped

**PROPOSED ZONING:** RSM (Small Lot Residential Mix)

**PROPOSED LAND USE:** Suburban

**PROPOSED USE:** Development of a new residential subdivision consisting of single-family detached homes with minimum 3 bed/3 bath and 2-car garages with preserved greenspace, trails, community amenities, and infrastructure improvements

### **VIRTUAL COMMUNITY MEETING TO TAKE PLACE AT VIA ZOOM:**

**Tuesday, October 26, 2020**

**7:00 p.m.**

#### **Join via Zoom at the following link:**

<https://us02web.zoom.us/j/86150146950?pwd=NIVvbnA0NVc4Um9VT3pqVXZnMHRBUT09>

#### **Join Telephonically by calling:**

(301) 715-8592

Meeting ID: 861 5014 6950  
Passcode: 714285

10/26/21

Pre-Submittal Community Meeting Attendance

Name (Original Name)	User Email	Total Duration (Minutes)	Guest
Joseph Brickman (Kyle Williams)	kwilliams@williamsteusink.com	45	No
14043450120		38	Yes
Linda Stooksbury (Linda Stooksbury)	bstooks357@gmail.com	34	Yes
raymond		32	Yes
Brenda		32	Yes
14042196736		31	Yes
Arthur		21	Yes
14043759885		6	Yes

**NOTARIZED AUTHORIZATION BY PROPERTY OWNER  
FOR REPRESENTATION**

4946 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30088  
Tax Parcel ID No. 18 039 03 041

4960 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30088  
Tax Parcel ID No. 18 039 03 040

4972 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30088  
Tax Parcel ID No. 18 039 03 039

I, JESSICA PERDUE, state that I am the current owner of those certain real properties located at 4946 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel ID No. 18 039 03 041), 4960 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel ID No. 18 039 03 040), and 4972 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel ID No. 18 039 03 039)(collectively, the "Property"), which are the subject matter of the attached Application. I authorize the persons and firm named below to act as Applicant and my representative in pursuit of this Application, in all matters related to zoning, permitting, planning, building, and development.

Name of Applicant: R. Kyle Williams


Name of Firm: Williams Teusink, LLC  
Address: The High House  
309 Sycamore Street  
Decatur, Georgia 30030

Telephone No.: (404) 373-9590

Email: [kwilliams@williamsteusink.com](mailto:kwilliams@williamsteusink.com)

  
JESSICA PERDUE

Sworn and subscribed  
before me this 15 day of June, 2021.

  
Notary Public

Commission Expiration Date: 09/17/2022



**NOTARIZED AUTHORIZATION BY PROPERTY OWNER  
FOR REPRESENTATION**

4953 Pepperwood Drive, Stone Mountain, DeKalb County, Georgia 30088  
Tax Parcel ID No. 18 039 03 044

I, HICKS INVESTMENT CORPORATION, state that I am the current owner of that certain real property located at 4953 Pepperwood Drive, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel ID No. 18 039 03 044) (the "Property"), which is the subject matter of the attached Application. I authorize the persons and firm named below to act as Applicant and my representative in pursuit of this Application, in all matters related to zoning, permitting, planning, building, and development.

Name of Applicant: R. Kyle Williams

Name of Firm: Williams Teusink, LLC  
Address: The High House  
309 Sycamore Street  
Decatur, Georgia 30030

Telephone No.: (404) 373-9590

Email: [kwilliams@williamsteusink.com](mailto:kwilliams@williamsteusink.com)

HICKS INVESTMENT CORPORATION

*RH*  
*DR*  
*Raymond Hicks, CEO* (SEAL)  
RAYMOND HICKS

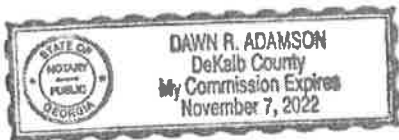
Sworn and subscribed June, 2021  
before me this 15 day of March, 2020.

(CORPORATE SEAL)

*Dawn R. Adamson*

Notary Public

Commission Expiration Date: 11-7-2022





**NOTARIZED AUTHORIZATION BY PROPERTY OWNER  
FOR REPRESENTATION**

4964 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30088  
Tax Parcel ID No. 18 039 03 027

4962 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30088  
Tax Parcel ID No. 18 039 03 038

WE, RAYMOND KEITH HICKS and DENISE ELAINE HICKS, state that we are the current owners of those certain real properties located at 4964 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel ID No. 18 039 03 027) and 4962 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel ID No. 18 039 03 038) (collectively, the "Property"), which are the subject matter of the attached Application. I authorize the persons and firm named below to act as Applicant and my representative in pursuit of this Application, in all matters related to zoning, permitting, planning, building, and development.

Name of Applicant: R. Kyle Williams


Name of Firm: Williams Teusink, LLC  
Address: The High House  
309 Sycamore Street  
Decatur, Georgia 30030

Telephone No.: (404) 373-9590

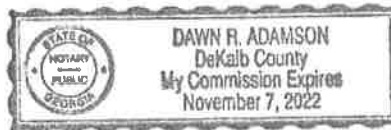
Email: [kwilliams@williamsteusink.com](mailto:kwilliams@williamsteusink.com)

  
RAYMOND KEITH HICKS

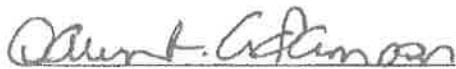
Sworn and subscribed  
before me this 5 day of June, 2021.

  
Notary Public

Commission Expiration Date: 11-7-2022

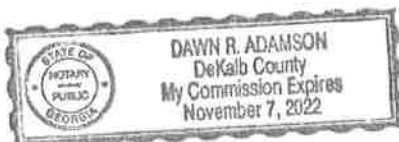


Sworn and subscribed  
before me this 5 day of June, 2021.

  
Notary Public

Commission Expiration Date: 11-7-2022

  
DENISE ELAINE HICKS



**NOTARIZED AUTHORIZATION BY PROPERTY OWNER FOR REPRESENTATION**

**4994 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30088**

**Tax Parcel ID No. 18 039 03029**

**4998 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30088**

**Tax Parcel ID No. 18 039 03 112**

I, FRED BIOUST, state that I am the Executor of the Estate of Runell S. Bioust of certain real properties located at 4994 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel ID No. 18 039 03029) and 4998 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel ID No. 18 039 03 112) (collectively the "Property"), which are the subject matter of the attached Application. I authorize the persons and firm named below to act as Applicant and my representative in pursuit of this Application, in all matters related to zoning, permitting, planning, building, and development.

Name of Applicant: R. Kyle Williams

Name of Firm: Williams Teusink, LLC

Address: The High House 309 Sycamore Street  
Decatur, Georgia 30030

Telephone No.: (404) 373-9590

Email: [kwilliams@williamsteusink.com](mailto:kwilliams@williamsteusink.com)

*Fred Bioust*

FRED BIOUST

Sworn and subscribed  
before me this 14 day of June, 2021.

*Bobbi Kate Tingen*  
Notary Public Commission Expiration Date: 04/06/25



**NOTARIZED AUTHORIZATION BY PROPERTY OWNER  
FOR REPRESENTATION**

5046 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30088  
Tax Parcel ID No. 18 039 03 110

I, PAUL J. BIOUST, state that I am the current owner of that certain real property located at 5046 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel ID No. 18 039 03 110) (the "Property"), which is the subject matter of the attached Application. I authorize the persons and firm named below to act as Applicant and my representative in pursuit of this Application, in all matters related to zoning, permitting, planning, building, and development.

Name of Applicant: R. Kyle Williams

Name of Firm: Williams Teusink, LLC  
Address: The High House  
309 Sycamore Street  
Decatur, Georgia 30030

Telephone No.: (404) 373-9590

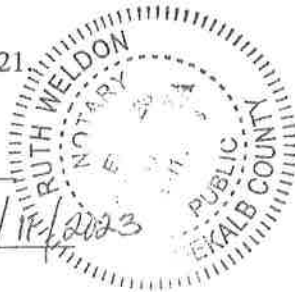
Email: [kwilliams@williamsteusink.com](mailto:kwilliams@williamsteusink.com)

  
\_\_\_\_\_  
PAUL J. BIOUST

Sworn and subscribed  
before me this 11<sup>th</sup> day of June, 2021.

  
\_\_\_\_\_  
Notary Public

Commission Expiration Date: 8/11/2023



DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made \$250.00 or more in campaign contribution 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:

1. 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 to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

8/5/21 Robert Patrick \$250

8/27/21 Larry Johnson \$500

[Signature]  
Notary

[Signature]  
Signature of Applicant /Date



Expiration Date/ Seal  
1/21/23

Check one: Owner        Agent X

\*Notary seal not needed if answer is "no".

### **CAMPAIGN DISCLOSURE**

R. Kyle Williams and the law firm of WILLIAMS TEUSINK, LLC, have been retained to represent Applicant before DEKALB COUNTY, GEORGIA. Pursuant to the provisions of O.C.G.A. § 36-76A-3, please find below a list of the contributions made by the above-named individuals, or the law firm of WILLIAMS TEUSINK, LLC in the past two years, aggregating \$250.00 or more, to local government officials who may review this application.

Date	Government Official	Position	Description	Amount
8/27/2021	Larry Johnson	DeKalb County Commissioner	Re-Election Campaign	\$500.00
8/5/2021	Robert Patrick	DeKalb County Commissioner	Re-Election Campaign	\$250.00

### LISTING OF SUBJECT PROPERTIES

Property Address	Tax Parcel Identification Number	Owner(s)
4946 Rockbridge Road Stone Mountain, Georgia 30088	18 039 03 041	Jessica Perdue
4953 Pepperwood Drive Stone Mountain, Georgia 30088	18 039 03 044	Hicks Investment Corporation
4960 Rockbridge Road Stone Mountain, Georgia 30088	18 039 03 040	Jessica Perdue
4962 Rockbridge Road Stone Mountain, Georgia 30088	18 039 03 038	Raymond Keith Hicks and Denise Elaine Hicks
4964 Rockbridge Road Stone Mountain, Georgia 30088	18 039 03 027	Raymond Keith Hicks and Denise Elaine Hicks
4972 Rockbridge Road Stone Mountain, Georgia 30088	18 039 03 039	Jessica Perdue
4994 Rockbridge Road Stone Mountain, Georgia 30088	18 039 03 029	Estate of Runell Bioust
4998 Rockbridge Road Stone Mountain, Georgia 30088	18 039 03 112	Estate of Runell Bioust
5046 Rockbridge Road Stone Mountain, Georgia 30088	18 039 03 110	Paul J. Bioust







# **SITE NOTES:**

1. THE SITE CONTAINS 1,730,520 SQ FT = 39.726 ACRES  
TOTAL DISTURBED ACREAGE: 132 ACRES
2. SITE ADDRESS: 4962, 4964, 4994, 4998 AND 5046, ROCKBRIDGE ROAD, STONE MOUNTAIN, DEKALB COUNTY, GA 30088
3. EXISTING ZONING: R-100  
PROPOSED ZONING: RSM
4. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY LOWERY & ASSOCIATES LAND SURVEYING, LLC DATED 8-13-2021. THE SURVEY MAINLY INCLUDED THE BOUNDARY LINES AND SITE STRUCTURES. SITE TOPOGRAPHIC INFORMATION, STREAM BUFFERS AND OTHER SITE FEATURES ARE CURRENTLY BEING COLLECTED AND WILL BE ADDED TO THE SURVEY.
5. PART OF THIS SITE IS LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS DEFINED BY F.A.R.M. COMMUNITY PANEL NUMBER 13085C0087 J DATED MAY 16, 2013 FOR DEKALB COUNTY, GEORGIA.
6. THERE ARE EXISTING EASEMENTS, STATE WATER BUFFERS, STREAM BUFFERS OR FLOODPLAIN BUFFER THAT APPLY TO THIS PROPERTY.
7. TO THE BEST OF OUR KNOWLEDGE, THERE NO CEMETERIES, ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS.

## **ZONING CONFORMANCE:**

SITE ZONING: RSM  
MINIMUM LOT SIZE: 5,000 SF  
LOT WIDTH: 50 FEET

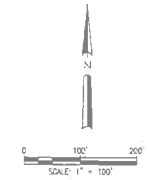
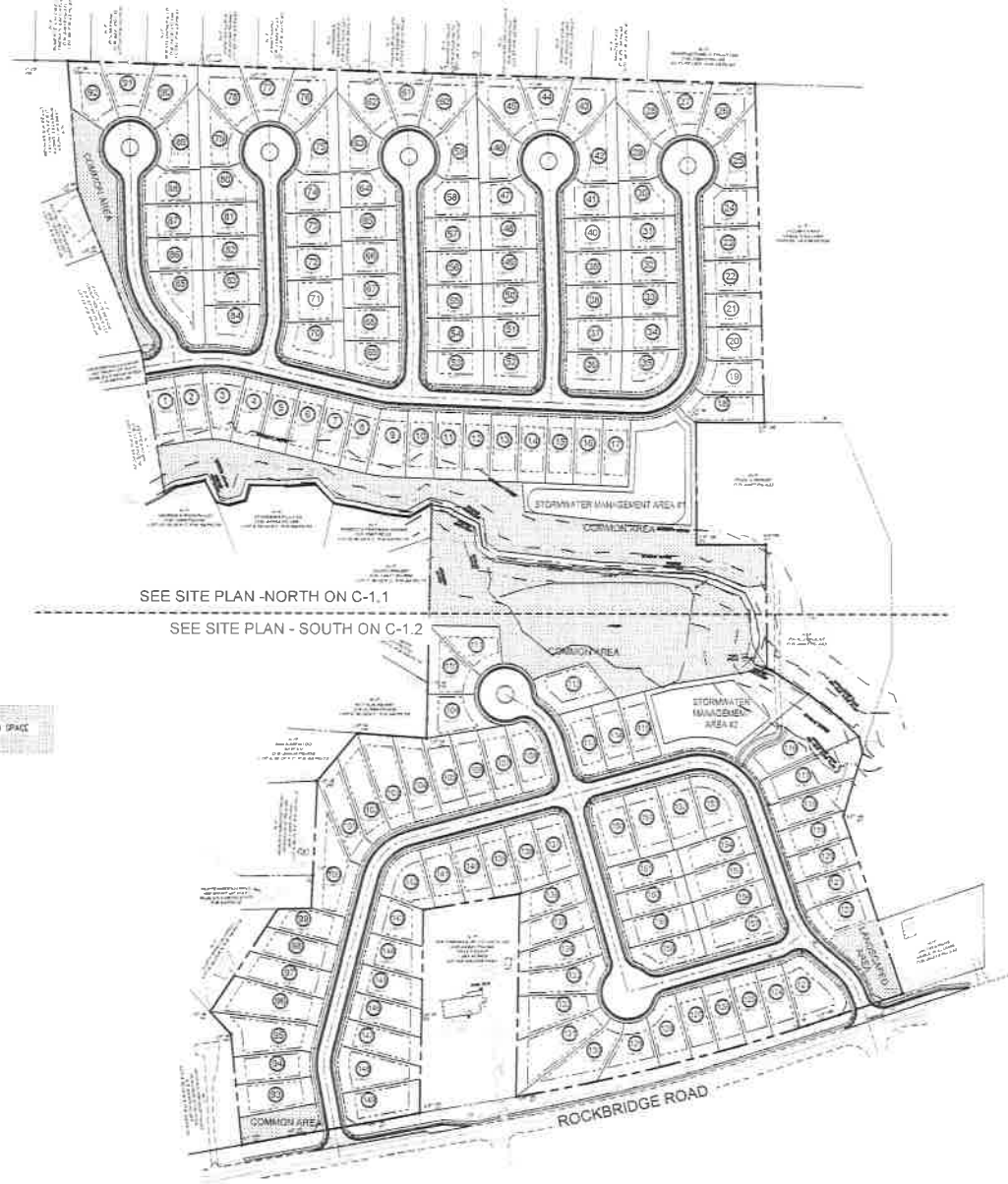
BUILDING SETBACKS  
FRONT SETBACK: 20 FEET  
SIDE SETBACK: 5 FEET MIN.  
REAR SETBACK: 20 FEET

## **OPEN SPACE CALCULATIONS:**

1. TOTAL SITE AREA: 1,730,520 SQ FT = 39.726 ACRES
2. OPEN SPACE SHOWN ON THE PLAN = 212,387 SQ FT = 4.887 ACRES
3. PERCENT OPEN SPACE AREA =  $(4.887/39.726) \times 100 = 12.30\%$

## **DENSITY CALCULATION:**

1. TOTAL SITE AREA: 1,730,520 SQ FT = 39.726 ACRES
2. NUMBER OF PROPOSED UNITS = 161
3. SITE DENSITY =  $(161/39.726) = 4.05$  UNITS PER ACRE



S.F.H. LOTS - RSM  
NORTH: 92 LOTS  
SOUTH: 69 LOTS  
TOTAL: 161 LOTS

Prepared By:  
**CRESCENT VIEW  
ENGINEERING, LLC**  
2111 Peach Street  
Decatur, GA 30030  
770.274.8420  
www.crescentvieweng.com

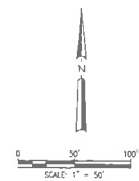
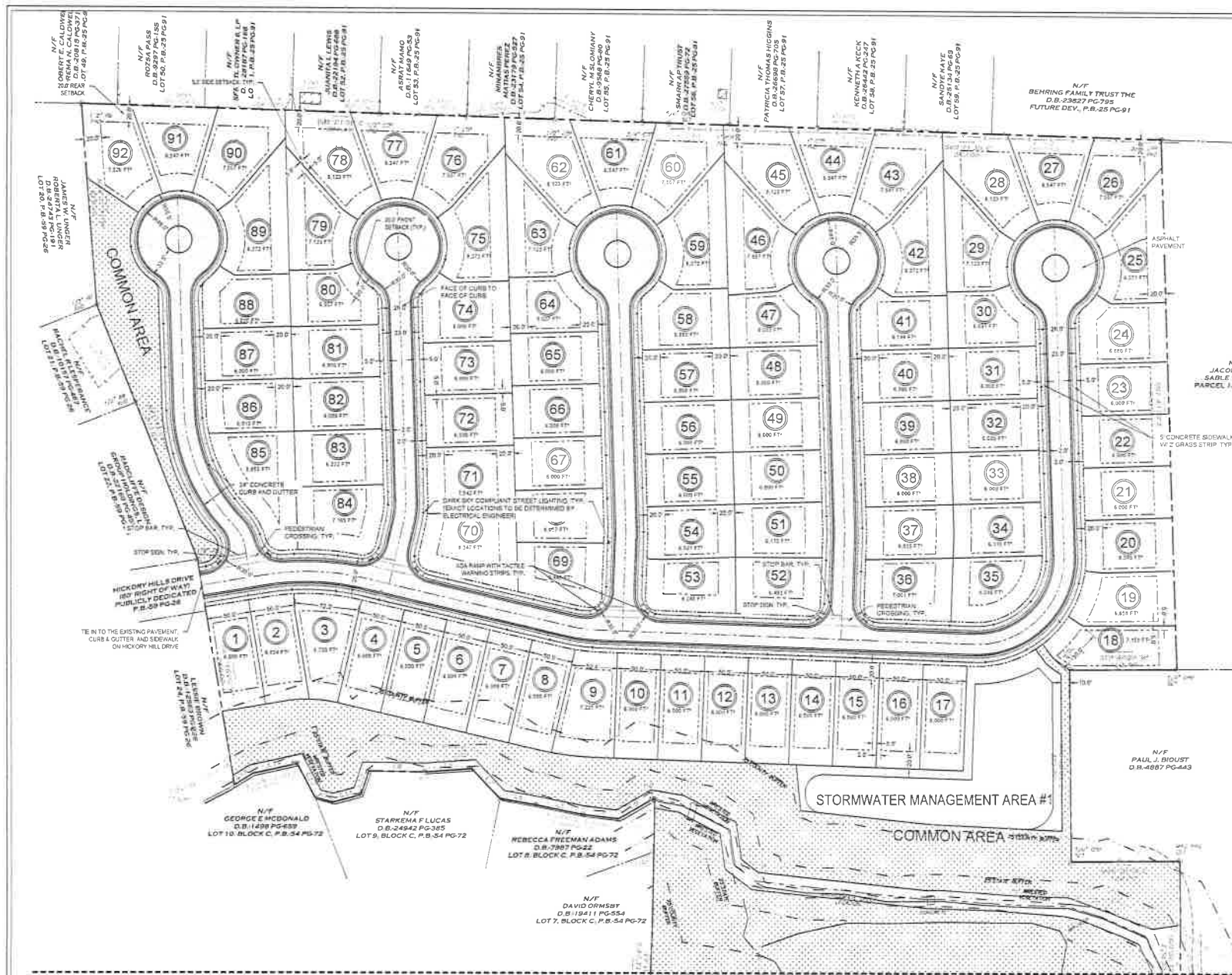
Prepared For:  
**Captura Properties, LLC.**  
24 Rockbridge Pkwy  
Decatur, GA 30030

OVERALL SITE PLAN			
DATE	REVISION	BY	APP
10/1/2021	1	LOWERY	PL
10/1/2021	2	LOWERY	PL
10/1/2021	3	LOWERY	PL



4994, 4998, 5046, 4962, 4964  
Rockbridge Road  
DeKalb County, GA 30088

SHEET NO.  
**C-1**



Prepared By:  
CRESCENT VIEW  
ENGINEERING, LLC  
1714 Peachtree Street  
N.W.  
Atlanta, GA 30309  
www.crescentvieweng.com

Prepared For:  
**Captura Properties, LLC.**  
24 Rockland Place  
Decatur, GA 30030

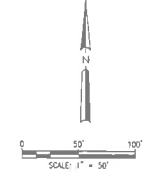
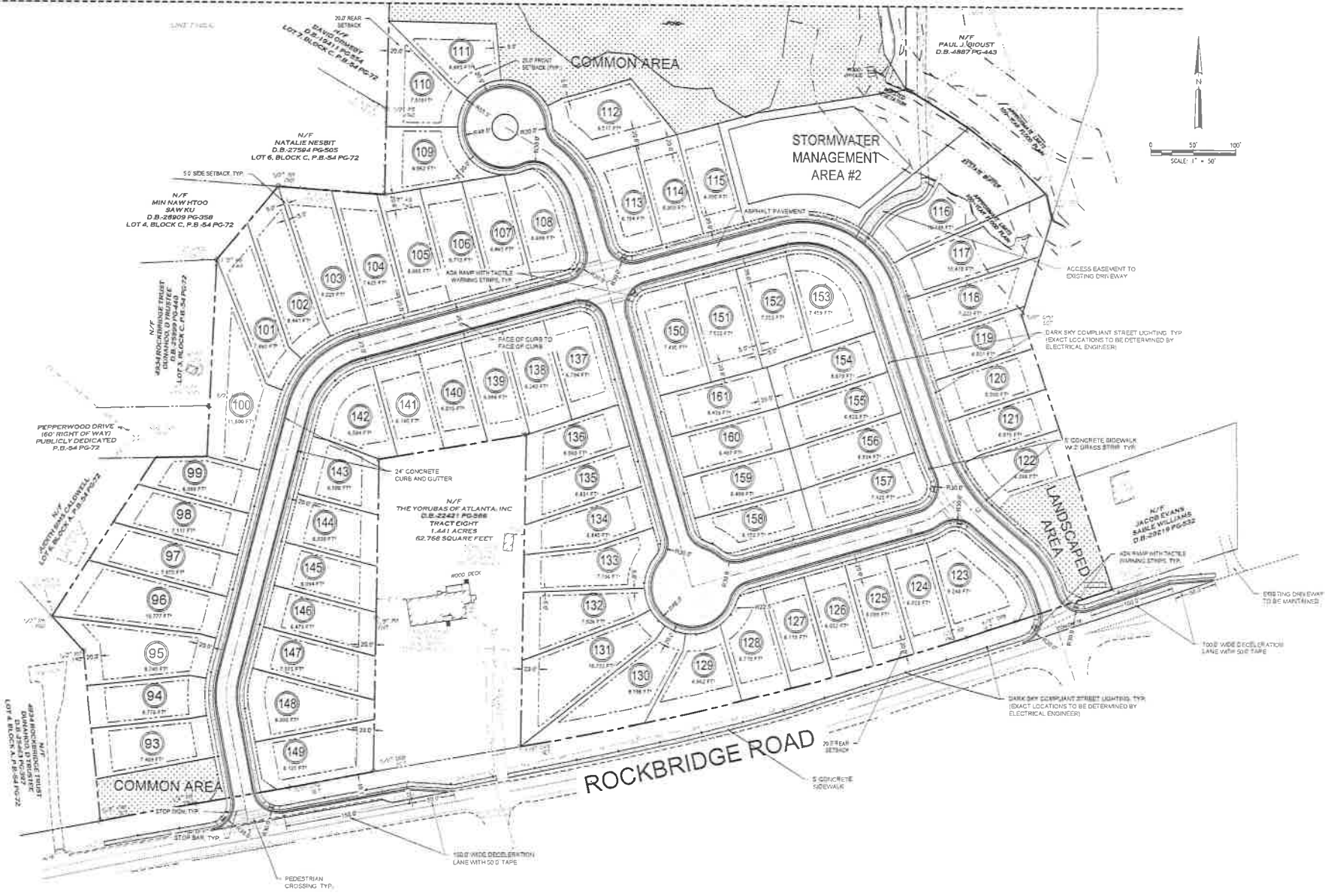
SITE PLAN - NORTH

DATE	REVISION	BY	CHKD
04-14-2011	1	WJ	WJ

4994, 4998, 5046, 4962, 4964  
Rockbridge Road  
DeKalb County, GA 30088

SHEET NO.  
**C-1.1**

MATCHLINE, SEE C-1.1



Prepared By  
CRESCENT VIEW  
ENGINEERING, LLC  
2114 Forest Street  
Decatur, GA 30030  
www.crescentvieweng.com

Prepared For  
**Captura Properties, LLC.**  
24 Rockland Place  
Decatur, GA 30030

SITE PLAN - SOUTH

DATE	BY	CHKD BY	APP'D BY
10/1/2014	J. W. HARRIS	J. W. HARRIS	J. W. HARRIS



4994, 4998, 5046, 4962, 4964  
Rockbridge Road  
DeKalb County, GA 30088

SHEET NO.  
**C-1.2**

BEGINNING at a point marked by an iron pin on the northwest side of Rockbridge Road, with a present right-of-way width of 100 feet, 504 feet northeasterly and along the northwest side of said Rockbridge Road from the east right-of-way line of Hickory Hills Drive, with a present right-of-way width of 60 feet, and running thence North 78 degrees 43 minutes east and along the northwest side of Rockbridge Road a distance of 175 feet to a point marked by an iron pin; thence North 00 degrees, 31 minutes West 365.1 feet to a point marked by an iron pin; thence South 78 degrees 43 minutes West 175 feet to a point marked by an iron pin; and thence South 00 degrees 31 minutes East 365.1 feet to a point marked by an iron pin on the northwest side of Rockbridge Road and the point of beginning.

This being the same property conveyed to Alfred F. Bloust by deed recorded in Deed Book 4127, page 435, DeKalb County, Georgia Records.

DeKalb County, Georgia  
Real Estate Transfer Tax

Paid \$ NONE

CLERK, SUPERIOR COURT.

By: William S. Hamilton  
Deputy Clerk

EXHIBIT "A"

**ALL THAT TRACT OR PARCEL OF LAND** lying in and being located in Land Lot 39, District 18, DeKalb County, Georgia, and being more particularly described as follows:

Commencing at the intersection of the West right of way line of Sheppard Road (having a publicly dedicated 70 right of way) and the North right of way line of Rockbridge Road (having a publicly dedicated variable width right of way); thence leaving said West right of way line of Sheppard Road and along said North right of way line of Rockbridge Road 543.73 feet west to a 5/8 inch capped rebar set, said rebar being the TRUE POINT OF BEGINNING.

Thence continuing along said North right of way line of Rockbridge Road South 71 degrees 39 minutes 11 seconds West a distance of 120.00 feet to a 5/8 inch capped rebar set; thence leaving said North right of way line of Rockbridge Road North 18 degrees 20 minutes 49 seconds West a distance of 138.19 feet to a 5/8 inch capped rebar set; thence North 18 degrees 20 minutes 49 seconds West a distance of 262.82 feet to a 5/8 inch capped rebar set; thence North 00 degrees 38 minutes 12 seconds West a distance of 244.13 feet to a point in the centerline of a creek; thence continuing along the centerline of said creek the following courses and distances; South 67 degrees 57 minutes 36 seconds East a distance of 8.18 feet to a point; South 58 degrees 01 minutes 20 seconds East a distance of 21.65 feet to a point; South 57 degrees 20 minutes 02 seconds East a distance of 56.62 feet to a point; South 52 degrees 32 minutes 11 seconds East a distance of 72.64 feet to a point; South 45 degrees 32 minutes 43 seconds East a distance of 46.49 feet to a point; South 12 degrees 50 minutes 07 seconds East a distance of 30.47 feet to a point; thence leaving said centerline of creek South 17 degrees 08 minutes 29 seconds West a distance of 118.63 feet to a 5/8 inch capped rebar set; thence South 18 degrees 18 minutes 42 seconds East a distance of 339.25 feet to a 5/8 inch capped rebar set, said rebar being the TRUE POINT OF BEGINNING.

**ALL THAT TRACT or parcel of land lying and being in Land Lot 39, of the 18th District, DeKalb County, Georgia, being 3 separate lots lying along Rockbridge Road being described on that certain Survey for Jessica Perdue dated January 8, 2020 and recorded in Plat Book 281, page 118, DeKalb County, Georgia records, which plat is made a part hereof and incorporated herein by reference, and said lots being known as Parcel No. 18 039 03 041 known as 4946 Rockbridge Road and Parcel No. 18 039 03 040 known as 4960 Rockbridge Road and Parcel No. 18 039 03 039 known as 4972 Rockbridge Road, according to the current system of numbering in DeKalb County. Said Lots also showing as Excluded in Block A on that certain Plat for Hickory Hills Estates recorded in Plat Book 54, Page 72, DeKalb County, Georgia Records.**

**ALL THAT TRACT or parcel of land lying and being in Land Lot 39, of the 18th District, DeKalb County, Georgia, being 3 separate lots lying along Rockbridge Road being described on that certain Survey for Jessica Perdue dated January 8, 2020 and recorded in Plat Book 281, page 118, DeKalb County, Georgia records, which plat is made a part hereof and Incorporated herein by reference, and said lots being known as Parcel No. 18 039 03 041 known as 4946 Rockbridge Road and Parcel No. 18 039 03 040 known as 4960 Rockbridge Road and Parcel No. 18 039 03 039 known as 4972 Rockbridge Road, according to the current system of numbering in DeKalb County. Said Lots also showing as Excluded in Block A on that certain Plat for Hickory Hills Estates recorded in Plat Book 54, Page 72, DeKalb County, Georgia Records.**



## EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND lying and being in  
Land Lot 39 of the 18th District of Dekalb County, Georgia,  
and being more particularly described as follows:

TO ARRIVE AT THE TRUE POINT OF BEGINNING, begin at the corner formed by the intersection of the northwesterly side of Rockbridge Road (80 foot Right-of-Way) and the westerly side of Sheppard Road (70 foot Right-of-Way); thence southwesterly along the northwesterly side of Rockbridge Road 663.73 feet to an iron pin; thence north 18 degrees 00 minutes 47 seconds west 138.19 feet to the TRUE POINT OF BEGINNING and from said TRUE POINT OF BEGINNING, run thence north 18 degrees 00 minutes 47 seconds west 262.82 feet to an iron pin; thence north 00 degrees 18 minutes 10 seconds west 688.45 feet; thence south 90 degrees 00 minutes 00 seconds east 137.10 feet to a point in lake; thence south 22 degrees 14 minutes 56 seconds east 237.70 feet to a point in lake; thence south 00 degrees 02 minutes 09 seconds east 203.86 feet to a point in lake; thence south 17 degrees 28 minutes 59 seconds west 300.0 feet to an iron pin; thence south 17 degrees 58 minutes 12 seconds east 199.40 feet to an iron pin; thence south 71 degrees 11 minutes 50 seconds west 120.11 feet to the TRUE POINT OF BEGINNING, being Lot 6 as shown on plat of survey of the property of Paul J. Bioust and Alfred F. Bioust III, made by Richard T. Conner, July 2, 1983 and revised December, 1983, and containing 3.7536 Acres.

EXHIBIT A

602-4887 PAGE 442

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 125 of the 18th District of DeKalb County, Georgia, being more particularly described as follows:

BEGINNING at a 1" open top pipe found on the northerly right-of-way line of Central Drive (a 40-foot right-of-way) 463.0 feet westerly as measured along the northerly right-of-way line of Central Drive, if extended, from its intersection with the center line of Forest Avenue (also known as Forrest Avenue); running thence along the northerly right-of-way line of Central Drive north 89 degrees 40 minutes 35 seconds west 113.8 feet to a 1" open top pipe found; running thence north 09 degrees 15 minutes 00 seconds west 246.8 feet to a 1" crimp top pipe found; running thence south 58 degrees 24 minutes 00 seconds east 221.0 feet to a point; running thence south 26 degrees 53 minutes 00 seconds west 68.0 feet to a 1" open top pipe found; running thence south 03 degrees 23 minutes 00 seconds west 67.9 feet to the POINT OF BEGINNING; and being improved property known as 5204 Central Drive, according to the present system of numbering property in the City of Stone Mountain, DeKalb County, Georgia. The above-described property is more particularly shown and delineated on survey by The Carter Group, Inc., bearing the seal of James H. Carter, G.R.L.S. #1999, dated May 4, 1994.

BOOK 8202 PAGE 185

**Exhibit "A"**

**Parcel 1:** All that tract or parcel of land lying and being in Land Lot 39 of the 18<sup>th</sup> District of DeKalb County, Georgia and being 2.5 acres, more or less, as more particularly shown on the map attached hereto as Exhibit A-1 and incorporated herein by this reference and being further identified as Map Parcel Number 18-39-3-38, 4962 Rockbridge Road, according to the tax records of the DeKalb County Tax Commissioner.

And

**Parcel 2:** All that tract or parcel of land lying and being in Land Lot 39 of the 18<sup>th</sup> District of DeKalb County, Georgia and being 10.1 acres, more or less, as more particularly shown on the map attached hereto as Exhibit A-1 and incorporated herein by this reference and being further identified as Map Parcel Number 18-39-3-27, 4964 Rockbridge Road, according to the tax records of the DeKalb County Tax Commissioner.

And

**Parcel 3:** All that tract or parcel land lying and being in Land Lot 39 of the 18<sup>th</sup> District of DeKalb County, Georgia together with all improvements thereon, as more particularly shown on the map attached hereto as Exhibit A-1 and incorporated herein by this reference and being further identified as Map Parcel Number 18-39-3-28, 4934 Rockbridge Road, according to the tax records of the DeKalb County Tax Commissioner.

And

**Parcel 4:** All that tract or parcel of land lying and being in the City of Stone Mountain in Land Lot 89 of the 18<sup>th</sup> District of DeKalb County, Georgia being identified as Map Parcel Numbers 18-89-17-12 and 18-89-17-13 according to the tax records of the DeKalb County Tax Commissioner and described as follows:

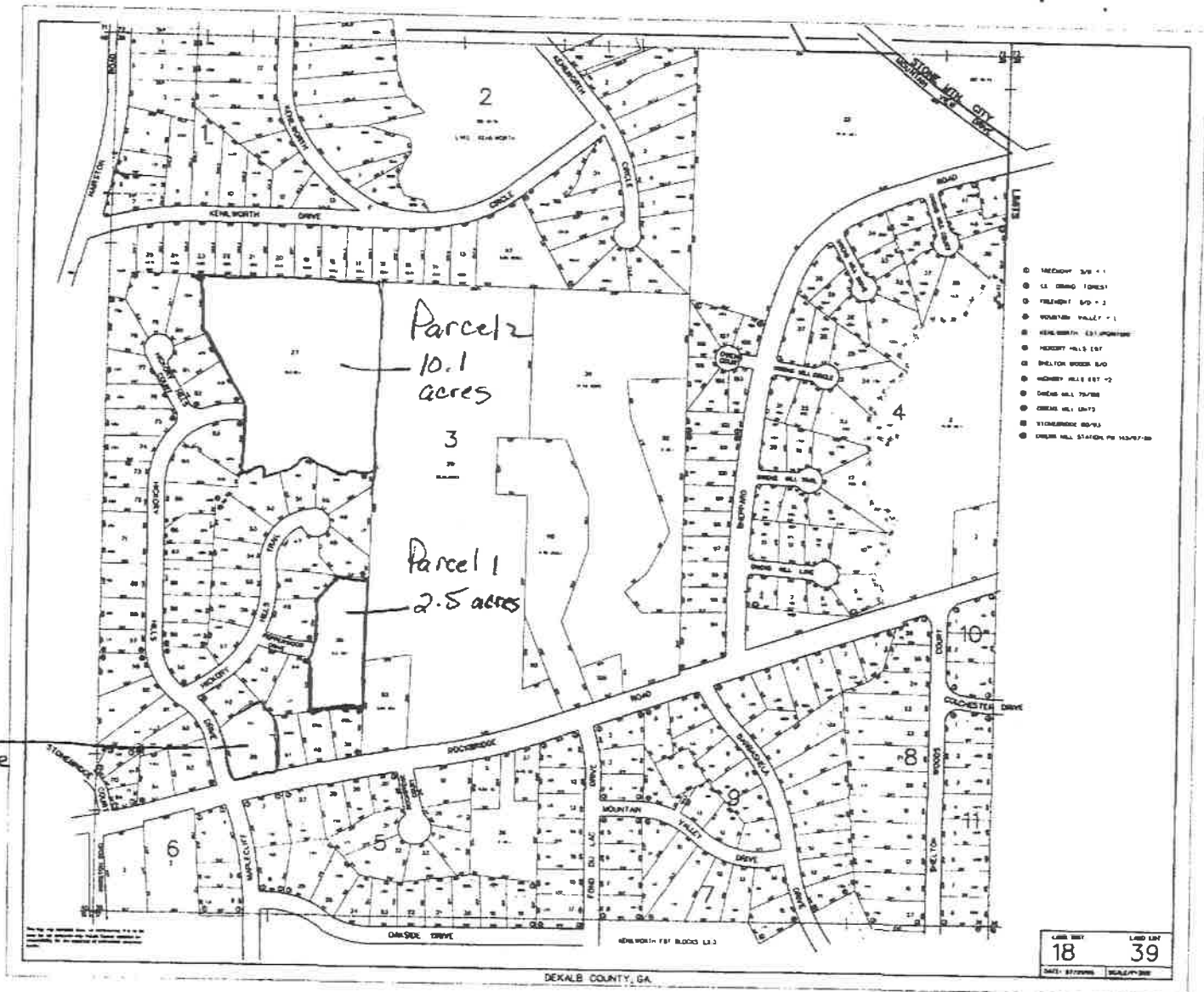
ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 89 of the 18th District, City of Stone Mountain, DeKalb County, Georgia, being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at an iron pin at the point of intersection of the easterly right of way line of Fourth Street (40 foot right of way), and the northerly right of way line of Venable Street (30 foot right of way); thence along the easterly right of way line of Fourth Street North 09 degrees 04 minutes 56 seconds West a distance of 504.00 feet to an iron pin and THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS ESTABLISHED, thence continue along said easterly right of way line of Fourth Street North 07 degrees 46 minutes 03 seconds West a distance of 365.77 feet to a concrete monument; thence leaving said easterly right of way line of Fourth Street and proceed North 80 degrees 58 minutes 29 seconds East a distance of 327.09 feet to a concrete monument; thence South 09 degrees 25 minutes 42 seconds East a distance of 375.71 feet to a concrete monument; thence South 82 degrees 40 minutes 24 seconds West a distance of 337.91 feet to an iron pin on the easterly right of way line of Fourth Street and THE POINT OF BEGINNING: said property being shown as a 2.829 Acres (123,241 square feet), tract of land on a survey for AirTouch Cellular of Georgia prepared by Registered Land Surveyors, Inc., certified by Claude S. Brown, Georgia Registered Land Surveyor No. 2420, dated July 17, 1995, which certain survey is incorporated herein by this reference and made a part hereof.

Exhibit A-1

DEED BOOK 23684 Pg 183  
 Debra DeBerry  
 Clerk of Superior Court  
 DeKalb County, Georgia

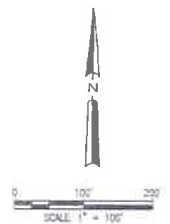


Parcel 3  
 4934  
 Rockbridge  
 Road

BEGINNING at a point marked by an iron pin on the northwest side of Rockbridge Road, with a present right-of-way width of 100 feet, 504 feet northeasterly and along the northwest side of said Rockbridge Road from the east right-of-way line of Hickory Hills Drive, with a present right-of-way width of 60 feet, and running thence North 78 degrees 43 minutes east and along the northwest side of Rockbridge Road a distance of 175 feet to a point marked by an iron pin; thence North 00 degrees, 31 minutes West 365.1 feet to a point marked by an iron pin; thence South 78 degrees 43 minutes West 175 feet to a point marked by an iron pin; and thence South 00 degrees 31 minutes East 365.1 feet to a point marked by an iron pin on the northwest side of Rockbridge Road and the point of beginning, and as shown and delineated on that plat of survey by L. Mercer Brown, registered property surveyor, for ALFRED F. BIOUST dated August 22, 1979, and which is attached hereto, marked Exhibit "A", incorporated herein by reference and made a part of this description.

This being a portion of the property conveyed to Runell S. Bioust, S/P/A Runnell Broust, by deed recorded in Deed Book 664, page 455, and Deed Book 757, page 476, DeKalb County, Georgia Records.

# ROCKBRIDGE HOMES





FIRST FLOOR PLAN 1320 HEATED SF

1/8" = 1'-0"



SECOND FLOOR PLAN 1155 HEATED SF

1/8" = 1'-0"



FRONT ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"



UNIT A- INTERIOR - 6000 SF LOT  
3 BED/ 3.5 BATH/ 2 CAR GARAGE  
2475 TOTAL HEATED SF  
SITE ZONING: RSM  
36% LOT COVERAGE  
20' FRONT SETBACK  
20' REAR SETBACK  
5' MIN. SIDE SETBACK

Prepared By:  
LUIS MATAJON, AIA

Prepared For:  
**Captura Properties, LLC.**  
24 Rockland Place  
Decatur, GA 30030



4994, 4998, 5046, 4962, 4964  
Rockbridge Road  
DeKalb County, GA 30088

**A1**





FIRST FLOOR PLAN 1240 HEATED SF

1/8" = 1'-0"



SECOND FLOOR PLAN 1235 HEATED SF

1/8" = 1'-0"



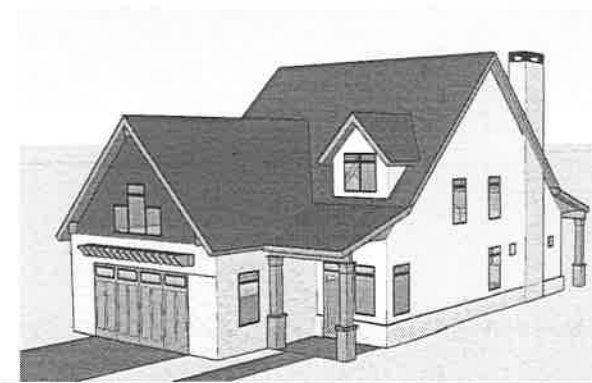
FRONT ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"



UNIT B- INTERIOR - 6000 SF LOT  
 3 BED/ 3 BATH/ 2 CAR GARAGE  
 2475 TOTAL HEATED SF  
 SITE ZONING: RSM  
 30% LOT COVERAGE  
 20' FRONT SETBACK  
 20' REAR SETBACK  
 5' MIN. SIDE SETBACK

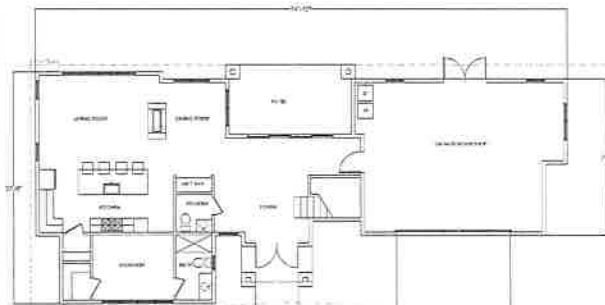
Prepared By:  
 LUIS NATALON, AIA

Prepared For:  
**Captura Properties, LLC.**  
 24 Rockland Place  
 Decatur, GA 30030



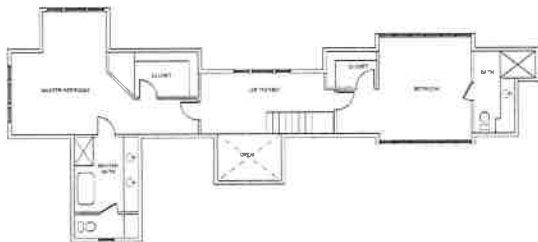
4994, 4998, 5046, 4962, 4964  
 Rockbridge Road  
 DeKalb County, GA 30088

**A2**



FIRST FLOOR PLAN 1021 HEATED SF

1/8" = 1'-0"



SECOND FLOOR PLAN 1050 HEATED SF

1/8" = 1'-0"

UNIT C- CORNER CUL-DE-SAC- 8372 SF LOT

3 BED/ 3.5 BATH/ 2 CAR GARAGE

2071 TOTAL HEATED SF

SITE ZONING: RSM

25% LOT COVERAGE

20' FRONT SETBACK

20' REAR SETBACK

5' MIN. SIDE SETBACK



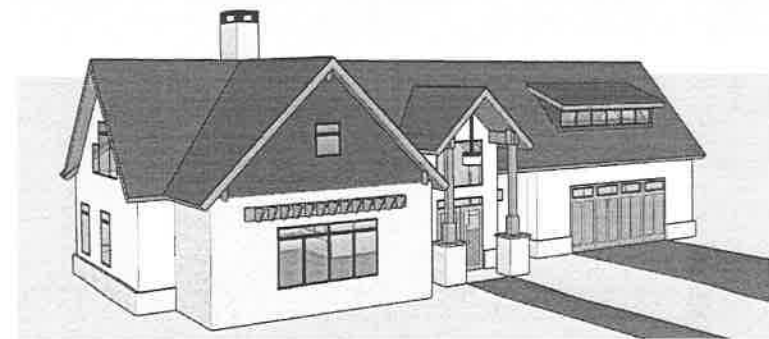
FRONT ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"



Prepared By:  
LUIS MATA, AIA

Prepared For:  
**Captura Properties, LLC.**  
24 Rockbridge Place  
Decatur, GA 30030



4994, 4998, 5046, 4962, 4964  
Rockbridge Road  
DeKalb County, GA 30088

**A3**









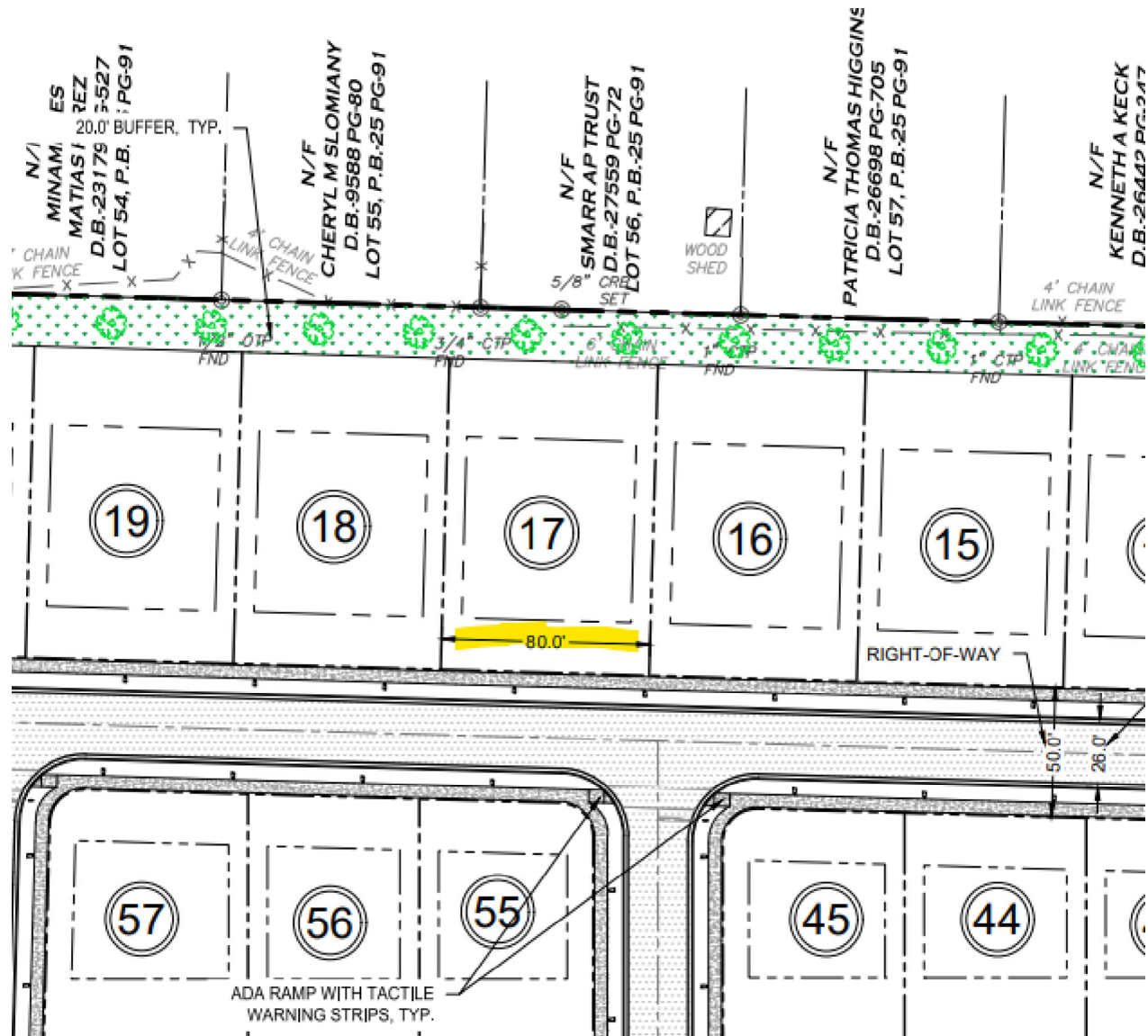




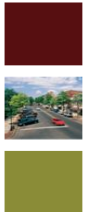












## Memorandum

**Date:** October 4, 2021

**From:** Marc R. Acampora, PE

**Subject:** Traffic Engineering Study for Proposed Rock Ridge Subdivision, DeKalb County, Georgia

Marc R. Acampora, PE, LLC has performed a traffic engineering study to assess traffic operating and safety conditions associated with a proposed residential subdivision in DeKalb County. The site consists of two separate tracts, one of which is located along the north side of Rockbridge Road and one of which is located at the eastern end of Hickory Hills Drive, as shown in the location map in Figure 1.



Figure 1 – Site Location Map

## Existing Conditions

Rockbridge Road is an east/west minor arterial with one through travel lane per direction adjacent to the subject site. Adjacent to the site, the road is generally straight and the terrain is gently rolling with a general downhill grade from east to west. The posted speed limit is 45 mph. Hickory Hills Drive is a local residential street. The terrain is hilly and the posted speed limit is 25 mph, with speed control in the form of speed humps. Maplecliff Drive is a residential street across Rockbridge Road from Hickory Hills Drive. Rockbridge Court is a short cul-de-sac residential street on the south side of Rockbridge Road. Fond du Lac Drive is also a residential street on the south side of Rockbridge Road. Hickory Hills Drive, Maplecliff Drive, Rockbridge Court, and Fond du Lac Drive are all side street stop sign controlled at Rockbridge Road.

There is no sidewalk on the north side of Rockbridge adjacent to the site, but there is sidewalk along the south side of the road. Sidewalk does begin on the north side of Rockbridge Road west of Hickory Hills Drive. There is no sidewalk along the local residential streets. There are no dedicated bicycle lanes in this immediate vicinity. MARTA bus service is provided in this area, with bus stops on both sides of Rockbridge Road adjacent to the site.

Lines of sight at the two proposed subdivision accesses are clear in both directions along Rockbridge Road. The one direction that had any observable potential sight distance limitation was to the left (east) from the location of the proposed west subdivision access. The available intersection sight distance at this location was measured to be approximately 420 feet (the measurement is approximate because the exact sight distance at the access will be determined by the design of the access including the grading of the roadway). Additional sight distance may be achievable through the removal of some vegetation along the side of Rockbridge Road. According to DeKalb County Code Section 14-199 – Design of Intersections: “Where a subdivision street enters an existing major or minor arterial, a minimum of two hundred fifty (250) feet sight distance in each direction shall be maintained.” Both proposed subdivision access locations meet this minimum sight distance standard.

## Traffic Counts

The Georgia Department of Transportation (Georgia DOT) maintains a permanent traffic count station on Rockbridge Road just west of Rockborough Drive (Station #089-3452, a short distance east of the subject site). In 2019 (pre-pandemic) the Georgia DOT recorded an Annual Average Daily Traffic (AADT) volume of 14,700 vehicles per day (vpd) on Rockbridge Road at this location while in 2020 (during the pandemic) the count was 14,100 vpd.

## Proposed Subdivision

The proposed single-family residential subdivision will consist of two separate tracts. The northern tract will be comprised of 92 detached single-family homes while the southern tract will consist of 69 detached single-family homes. Vehicular access for the northern tract will be provided by a connection to the current terminus of Hickory Hills Drive. The southern tract will have two full-movement accesses on the north side of Rockbridge Road. The proposed eastern access will align with Fond du Lac Drive while the western access will be located between Hickory Hills Drive and Rockbridge Court. The site plan is presented in Figure 2.



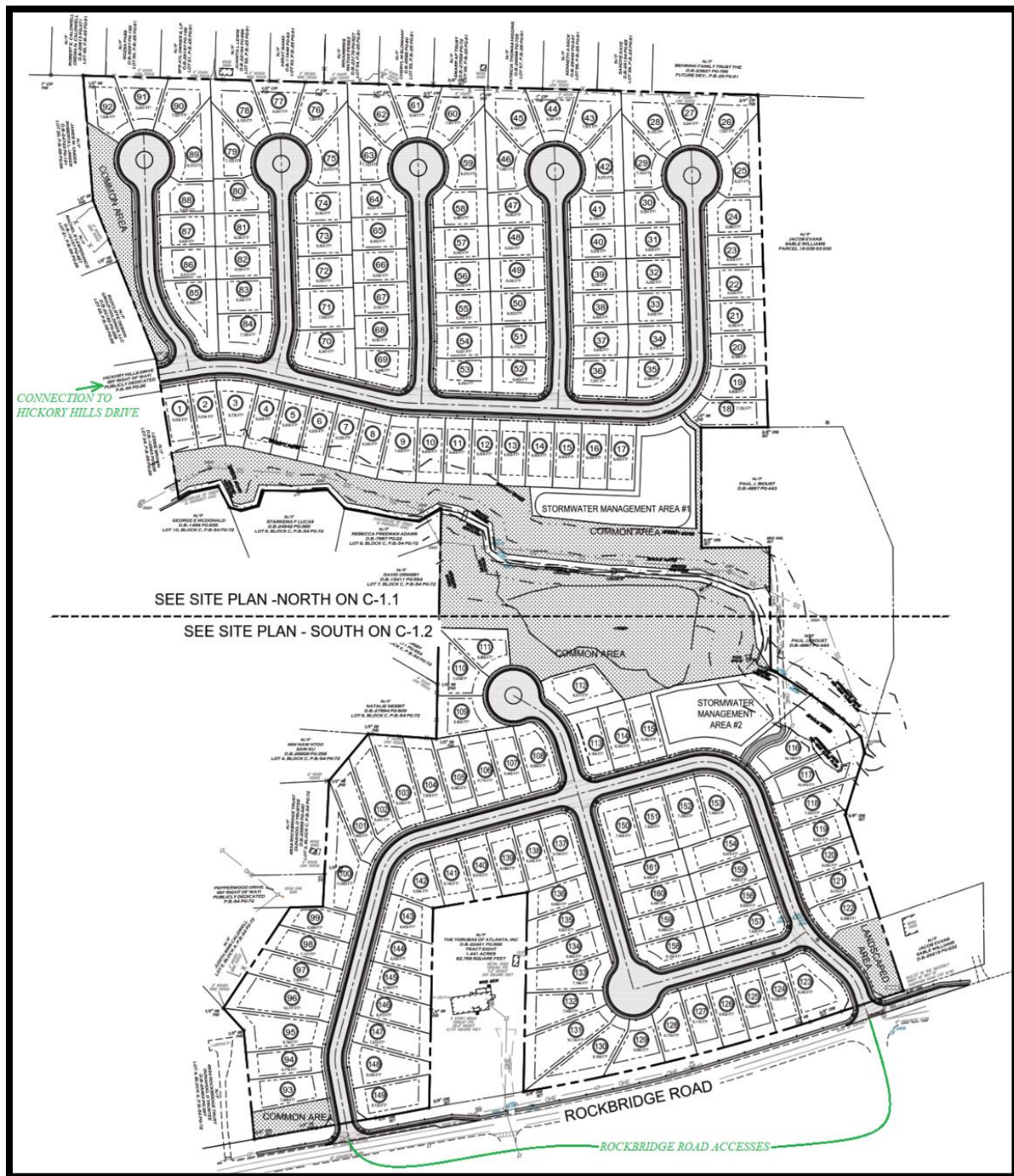


Figure 2 – Site Plan

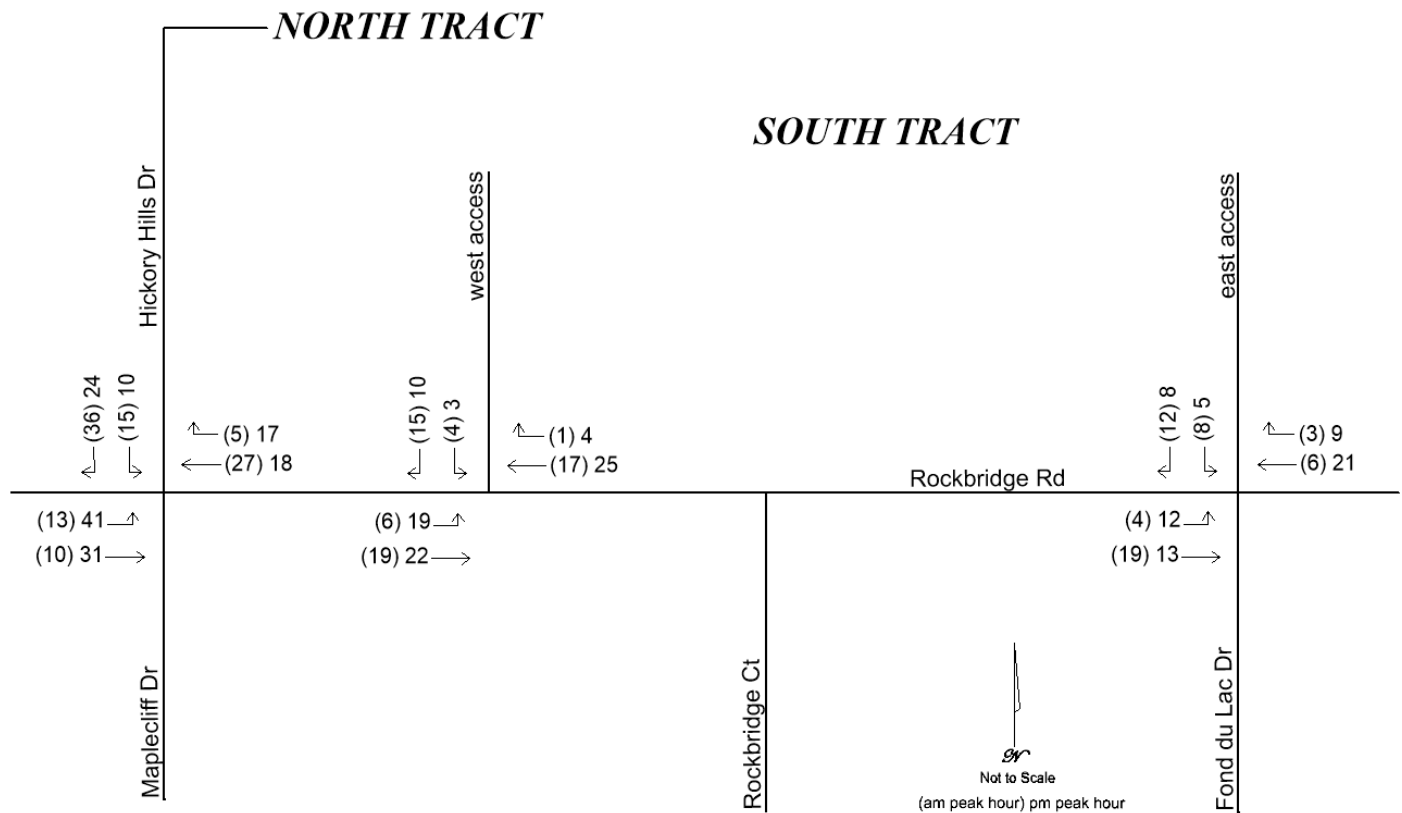
The volume of traffic that will be generated by the subdivision was calculated using the equations in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11<sup>th</sup> Edition (the current edition). ITE Land Use 210 – Single Family Detached Housing was chosen as representative of the project. The trip generation is summarized in Table 1.

**Table 1 – Rock Ridge Subdivision Trip Generation**

Tract	ITE Code	Size	A.M. Peak Hour			P.M. Peak Hour			24-Hour		
			In	Out	2-Way	In	Out	2-Way	In	Out	2-Way
North Tract	210	92 homes	18	51	69	58	34	92	468	468	936
South Tract	210	69 homes	<u>14</u>	<u>39</u>	<u>53</u>	<u>44</u>	<u>26</u>	<u>70</u>	<u>358</u>	<u>358</u>	<u>716</u>
Total Project		161 homes	32	90	122	102	60	162	826	826	1,652

The proposed subdivision will generate a total of 122 trips in the morning peak hour, 162 trips in the evening peak hour, and 1,652 daily trips.

The subdivision's trips are projected to travel to and from the site with 30% of the trips oriented to/from the east and 70% to/from the west. The subdivision's trips are shown by turning movement at the two project accesses on Rockbridge Road and at the Rockbridge Road / Hickory Hills Drive intersection in Figure 3.



**Figure 3 – Rock Ridge Subdivision Project Trips**

The DeKalb County Code Chapter 14, Article III, Division 3 – Design Standards states:

- i) Along major or minor arterials, residential arterials, or collector streets, a deceleration lane, a turn lane, larger or reduced turning radius, traffic islands or other devices or designs, including traffic calming devices and designs, may be required to avoid specific traffic hazards which would otherwise be created by the proposed driveway location.
- j) Deceleration lanes are required for subdivision entrances of subdivisions of twenty (20) or more units that provide less sight distance (in feet) than ten (10) times the posted speed limit (in miles per hour). The minimum deceleration lengths shall be as specified below. The director may vary length requirements based upon a consideration of available sight distances.

Since the sight distance at the west access, to the west, was measured to be 420 feet and ten times the posted speed limit is 450 feet, a deceleration lane is required at the west access. The east access will receive slightly more right turns, though it is noted that the right turn volumes at both accesses will be low and the right turns at Hickory Hills Drive will be moderately low. The project site plan calls for deceleration lanes at both project accesses on Rockbridge Road. According to the table “Deceleration Lanes” in the same section of the Dekalb County Code, for a road with a 45 mph operating speed the deceleration lane should include a 50 foot taper and 150 feet of storage length. The site plan calls for these lengths at the west access, but shows a 50 foot taper and 100 feet of storage at the east access. It appears that the reduced length is due to right-of-way limitations. Given the low right turn volumes projected at that access, and the clear lines of sight (which means a deceleration lane is technically not required at this location), the reduced storage length should operate acceptably, but will need to be approved by the County since it is less than the minimum standard.

The eastbound left turn volume on Rockbridge Road at Hickory Hills Drive that will be added by the proposed northern tract of the subdivision is 13 additional trips in the a.m. peak hour and 41 additional trips in the p.m. peak hour. These will be in addition to the left turns already occurring at that location. This volume of additional trips merits consideration of the addition of an eastbound left turn lane on Rockbridge Road at Hickory Hills Drive. There may be an opportunity to provide this lane within the existing paved section of Rockbridge Road, utilizing the additional pavement that is outside the through travel lanes on the north side of the road in this immediate vicinity. It is recommended that this issue be discussed with the County to determine the preferred design solution at this location.

The traffic operations at the two project accesses are anticipated to be generally acceptable, with moderate-to-high delays for vehicles turning left exiting each location. This is not unusual on side street stop sign controlled approaches at busy thoroughfares such as Rockbridge Road. The two project accesses on Rockbridge Road should each be designed with one entering and one exiting lane and each exiting approach should be controlled by side street stop sign and accompanying stop bar.

The traffic operations at the Rockbridge Road / Hickory Hills Drive intersection are also anticipated to be generally acceptable, with moderate-to-high delays for left turning vehicles from the side street approaches. The existing

lane configuration will continue to be appropriate, with the possible addition of an eastbound left turn lane on Rockbridge Road, as discussed above. Side street stop sign control will continue to be appropriate.


The site engineer should comply with all applicable design standards including sight distances (see discussion above), minimum driveway spacing, auxiliary lane storage and taper lengths (see discussion above), turn radii, driveway widths, islands, angles with the adjacent roadways, and grades.

Re: Z 22 1245331 4994 Rockbridge Road May 3 PC and May 26th BOC zoom links and Planning Dept Staff report

Kyle Williams <[kwilliams@williamsteusink.com](mailto:kwilliams@williamsteusink.com)>

Thu 4/28/2022 11:09 AM

To: Reid, John <[jreid@dekalbcountyga.gov](mailto:jreid@dekalbcountyga.gov)>

 1 attachments (612 KB)

80' Northern Lot Width Detail.pdf;

John, northing Lots 12-24 are all a minimum of 80' wide and we stipulate to the same to ensure compatibility with neighboring 100' wide lots. See attached detail.

Kyle

R. Kyle Williams

WILLIAMS TEUSINK, LLC  
The High House  
309 Sycamore Street  
Decatur, Georgia 30030  
Direct Dial: (404) 373-9351  
Cell: (404) 931-7032  
Facsimile: (404) 378-6049  
[kwilliams@williamsteusink.com](mailto:kwilliams@williamsteusink.com)  
[www.williamsteusink.com](http://www.williamsteusink.com)

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