

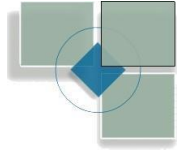


DeKalb County Department of Planning & Sustainability

178 Sams Street

Decatur, GA 30030

(404) 371-2155 / www.dekalbcountyga.gov/planning



Michael Thurmond
Chief Executive Officer

Planning Commission Hearing Date: July 12, 2022, 5:30 p.m.

Board of Commissioners Hearing Date: July 28, 2022, 5:30 p.m.

STAFF ANALYSIS

Case No.:	Z-22-1245422	Agenda #:	
Location/ Address:	The north side of Rockbridge Road and the south side of Old Rockbridge Road, at 5488 Rockbridge Road, Stone Mountain, Georgia.	Commission District: 4	Super District: 7
Parcel ID:	18-037-06-001		
Request:	To rezone property from R-100 (Residential Medium Lot-100) District to RSM (Small Lot Residential Mix) District to construct detached townhomes.		
Property Owner:	P.E.W. LLC		
Applicant/Agent:	P.E.W. LLC c/o Jon Jordan		
Acreage:	.9		
Existing Land Use:	Vacant land		
Surrounding Properties:	To be investigated		
Adjacent Zoning:	North: RSM & R-100 South: R-100 East: R-100 West: NS		
Comprehensive Plan:	SUB (Suburban)	Consistent	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/>
Proposed Density:	6.7 units per acre	Existing Density:	NA
Proposed Units/Square Ft.:	6 detached residential townhomes	Existing Units/Square Feet:	Vacant
Proposed Lot Coverage:	NA	Existing Lot Coverage:	NA

Z 22 1245422

ZONING MAP



Z 22 1245422

Future Land Use Map



Z 22 1245422

Aerial Map







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

Date Received: _____ Application No: _____

Applicant Name: P.E.W., LLC (Attn: Jon W. Jordan, Esq.)

Applicant E-Mail Address: pj@pewdevs.com; jon@hmlhwlaw.com

Applicant Mailing Address: Hecht Walker Jordan, P.C., 205 Corporate Center Dr., Suite B
Stockbridge, Georgia 30281

Applicant Daytime Phone: 404-348-4881 Fax: 678-884-1257

Owner Name: P.E.W., LLC (Attn: Mr. Paul Jackson)

If more than one owner, attach list of owners.

Owner Mailing Address: 1039 3rd Street, Stone Mountain, GA 30083

Owner Daytime Phone: (770) 695-5080

Address of Subject Property: 5488 Rockbridge Road, Stone Mountain, Georgia 30088

Parcel ID#: 18 037 06 001

Acreage: 0.9 acres Commission District: 4

Present Zoning District(s): R-100

Proposed Zoning District: RSM

Present Land Use Designation: SUB

Proposed Land Use Designation (if applicable): N/A