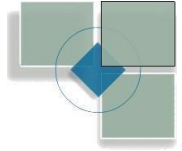




DeKalb County Department of Planning & Sustainability

178 Sams Street
Decatur, GA 30030

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



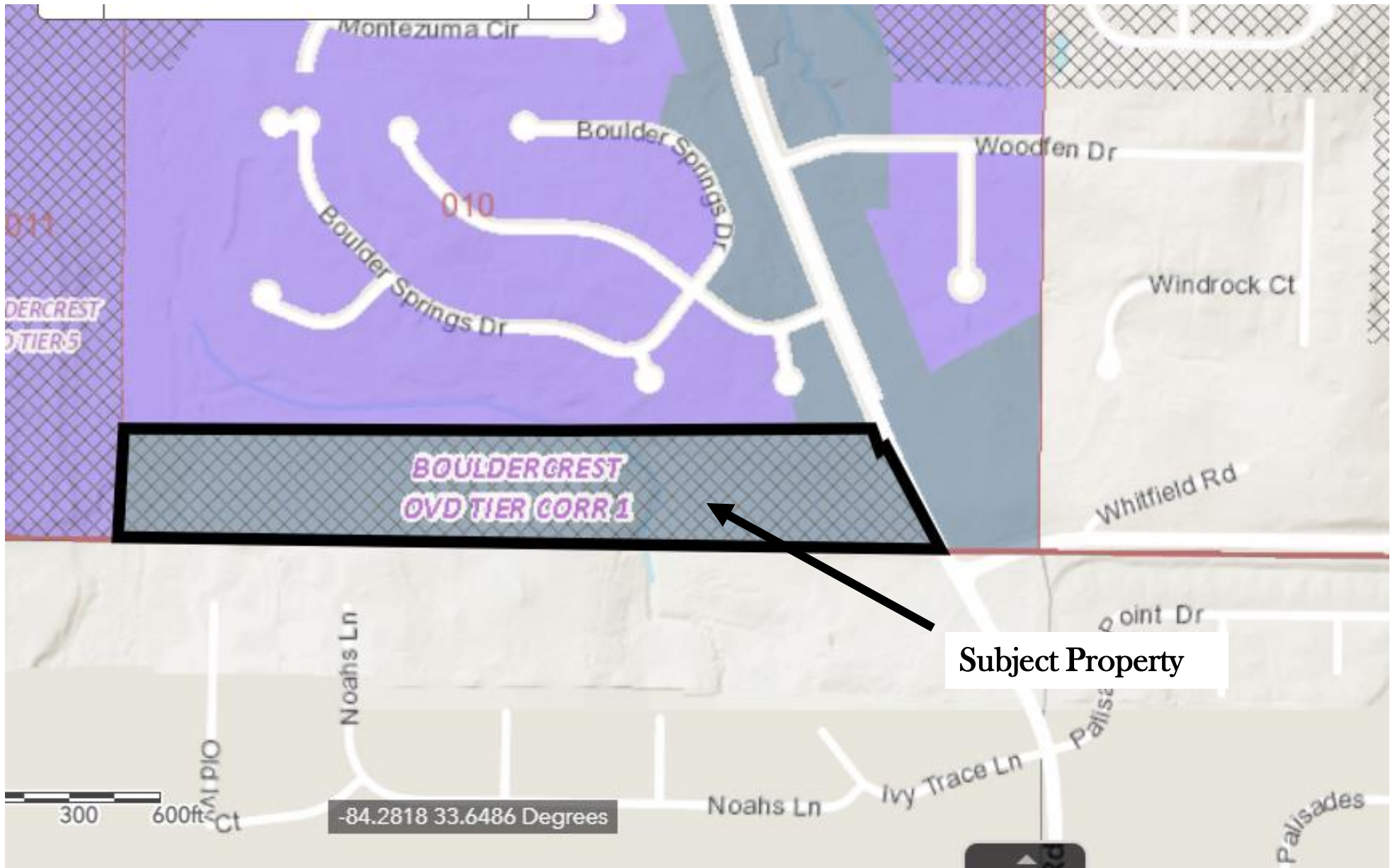
Michael Thurmond
Chief Executive Officer

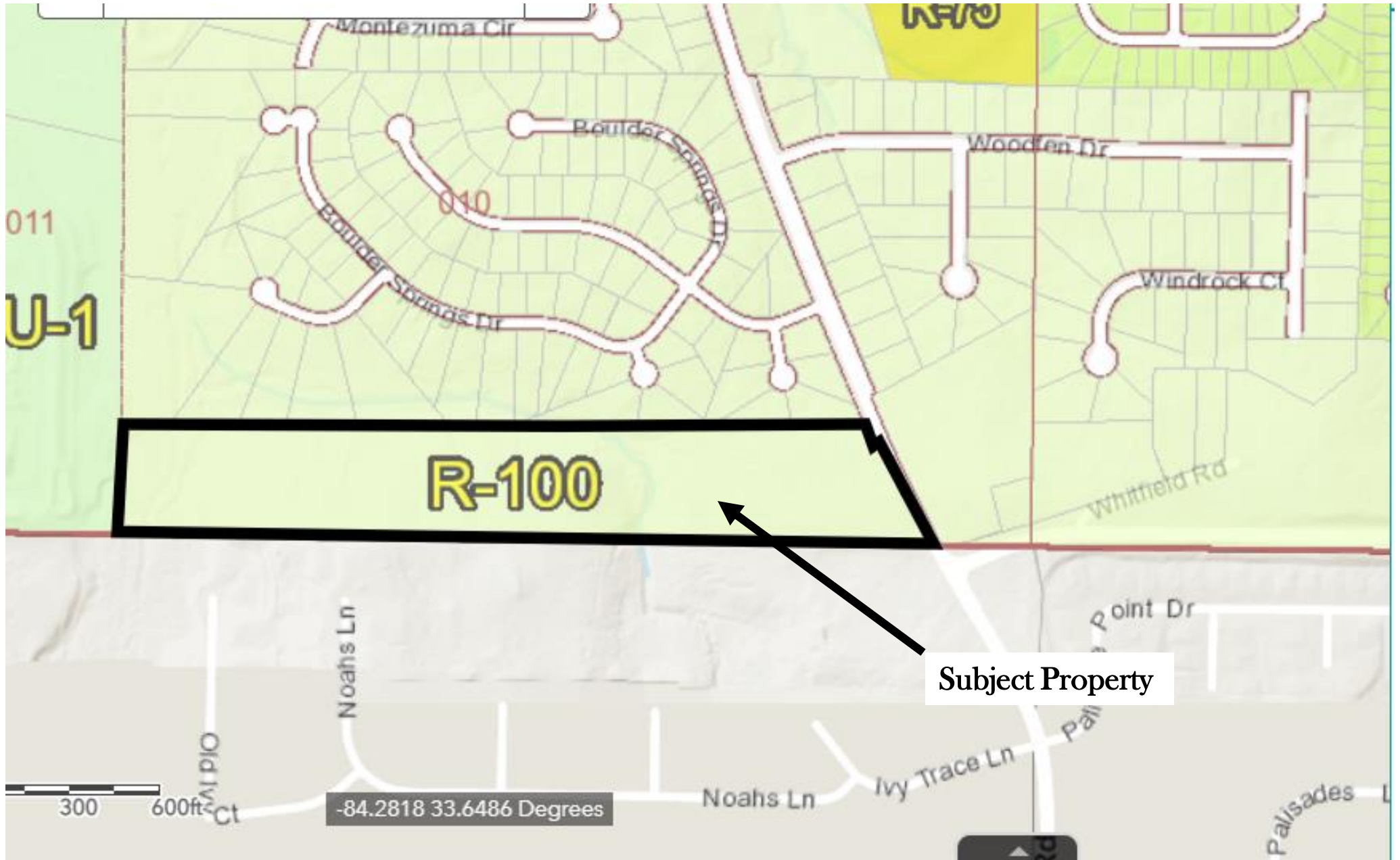
Planning Commission Hearing Date: July 12, 2022, 5:30 p.m.

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

STAFF ANALYSIS

Case No.:	Z-22-1245544	Agenda #:
Location/ Address:	The west side of Bouldercrest Road, approximately 360 feet south of Boulder Springs Point at 4401 Bouldercrest Road in Ellenwood, Georgia.	Commission District: 3 Super District: 6
Parcel ID:	15-010-01-004	
Request:	To rezone property from Bouldercrest Cedar Grove Moreland Overlay District Tier 5/ R-100 (Residential Medium Lot) District to RSM (Small Lot Residential Mix) district to allow for single-family detached homes and singlefamily attached townhomes.	
Property Owner:	JPG Trans Company Inc.	
Applicant/Agent:	PMZ Developers LLC c/o Battle Law PC	
Acreage:	22.14	
Existing Land Use:	Vacant	
Surrounding Properties:	To be investigated	
Adjacent Zoning:	North: Tier 5 Bouldercrest Overlay District (BOD)/R-100 South: NA/Clayton County East: Tier 5 BOD/R-100 West: Tier 5 BOD/MU-1	
Comprehensive Plan:	SUB (Suburban)	Consistent <input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/>
Proposed Density:	4.5 units per acre	Existing Density: NA
Proposed Units/Square Ft.:	42 single-family attached townhomes and 58 single-family detached homes.	Existing Units/Square Feet: Vacant land
Proposed Lot Coverage:	NA	Existing Lot Coverage: NA







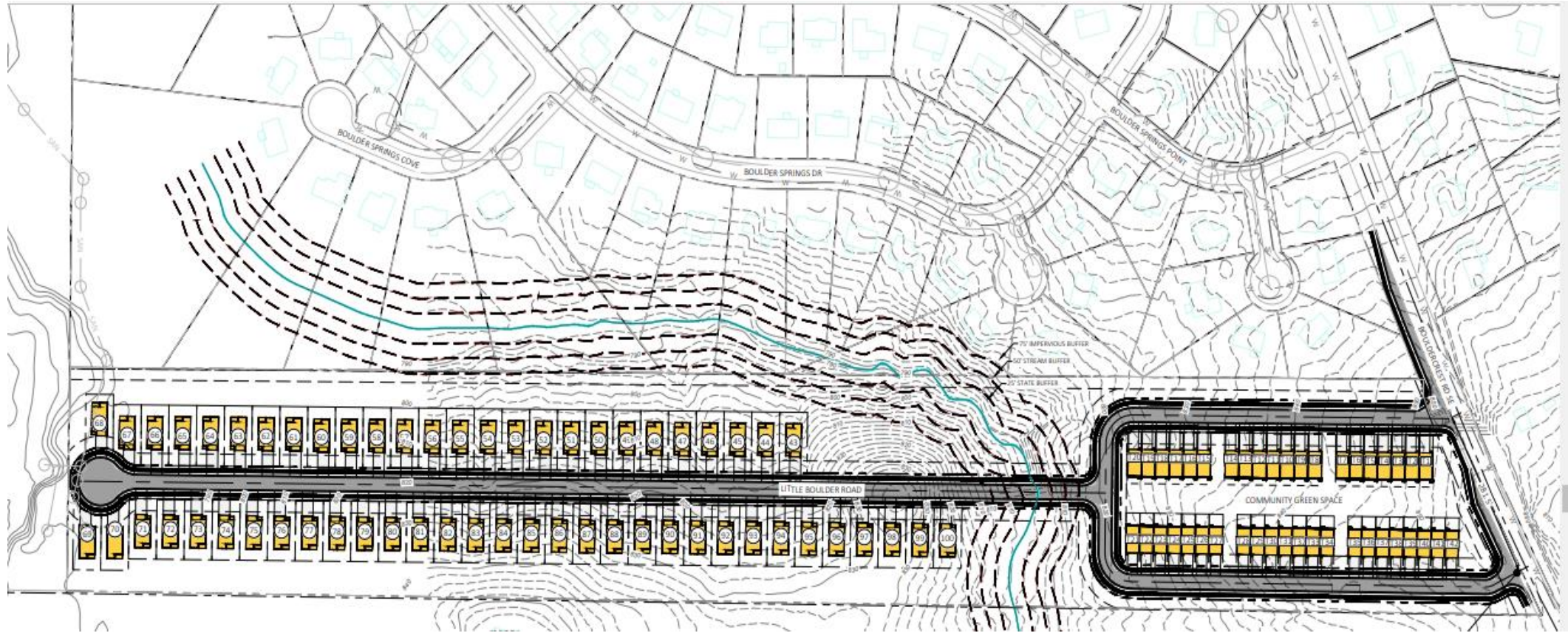


Subject Property

300 600ft

-84.2818 33.6486 Degrees

ipt:void(0);





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

Date Received: _____ Application No: _____

Applicant Name: PMZ Developers, LLC c/o Battle Law, P.C.

Applicant E-Mail Address: mlb@battlelawpc.com

Applicant Mailing Address: 3562 Haberhsham at Northlake Building J, Suite 100, Tucker, Georgia 30084

Applicant Daytime Phone: 404-601-7616 Fax: _____

Owner Name: JPG Trans Company Inc

If more than one owner, attach list of owners.

Owner Mailing Address: P.O. Box 767308, Roswell, Georgia 30076

Owner Daytime Phone: _____

Address of Subject Property: 4101 Bouldercrest Road, Ellenwood, Georgia 30294

Parcel ID#: 15 010 01 004

Acreage: 22.14 Commission District: District 3, Super District 6

Present Zoning District(s): R-100

Proposed Zoning District: RSM

Present Land Use Designation: SUB