

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

Existing Conditional Zoning No.: \_\_\_\_\_

Applicant Name: **Gregory Scott** \_\_\_\_\_

Applicant Email Address: \_\_\_\_\_

Applicant Mailing Address: \_\_\_\_\_

Applicant Phone Number: \_\_\_\_\_

Owner's Name: **Gregory Scott** \_\_\_\_\_*(If more than one owner, attach list of owners.)*

Owner's Email Address: \_\_\_\_\_

Owner's Mailing Address: \_\_\_\_\_

Owner's Phone Number: \_\_\_\_\_

Subject Property Address: **6136 Shadow Rock Lane, Lithonia, GA 30058** \_\_\_\_\_Parcel ID Number(s): **16 093 03 008** \_\_\_\_\_Acreage: **0.23** \_\_\_\_\_ Commission District(s): **5** \_\_\_\_\_ Super District: **7** \_\_\_\_\_Existing Zoning District(s): **R-100** \_\_\_\_\_ Proposed Zoning District(s): **RSM** \_\_\_\_\_Existing Land Use Designation(s): **SUB** \_\_\_\_\_ Proposed Land Use Designation(s): **SUB** \_\_\_\_\_I hereby authorize the **Staff of the Planning and Sustainable Department** to inspect the property that is the subject of this application.

Gregory Scott \_\_\_\_\_

 12/14/202

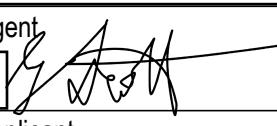
Name of Owner \_\_\_\_\_

Signature of Owner \_\_\_\_\_ Date \_\_\_\_\_

Name of Agent \_\_\_\_\_

Signature of Agent \_\_\_\_\_ Date \_\_\_\_\_

Gregory Scott \_\_\_\_\_

 12/14/202

Name of Applicant \_\_\_\_\_

Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_



RifRaf Investment LLC

## **Notice of Rezone Application Community Meeting**

Dear Property Owner:

We are planning to apply for a Dekalb County Rezoning Application to rezone 6136 Shadow Rock Lane, Lithonia GA 30058 from R-100 to RSM. This rezone will allow for the development of a single story multi-family home(triplex), where two units will be used as a rental to support the permanent residence for an aging relative. Find out more about the project, ask questions, and voice your opinion at the following community meeting:

**Date: November 19, 2025**

**Time: 6pm**

**Location: Zoom (<https://zoom.us/join>)**

**Meeting ID: 857 9197 7012**

**Passcode: 2zCiHk**

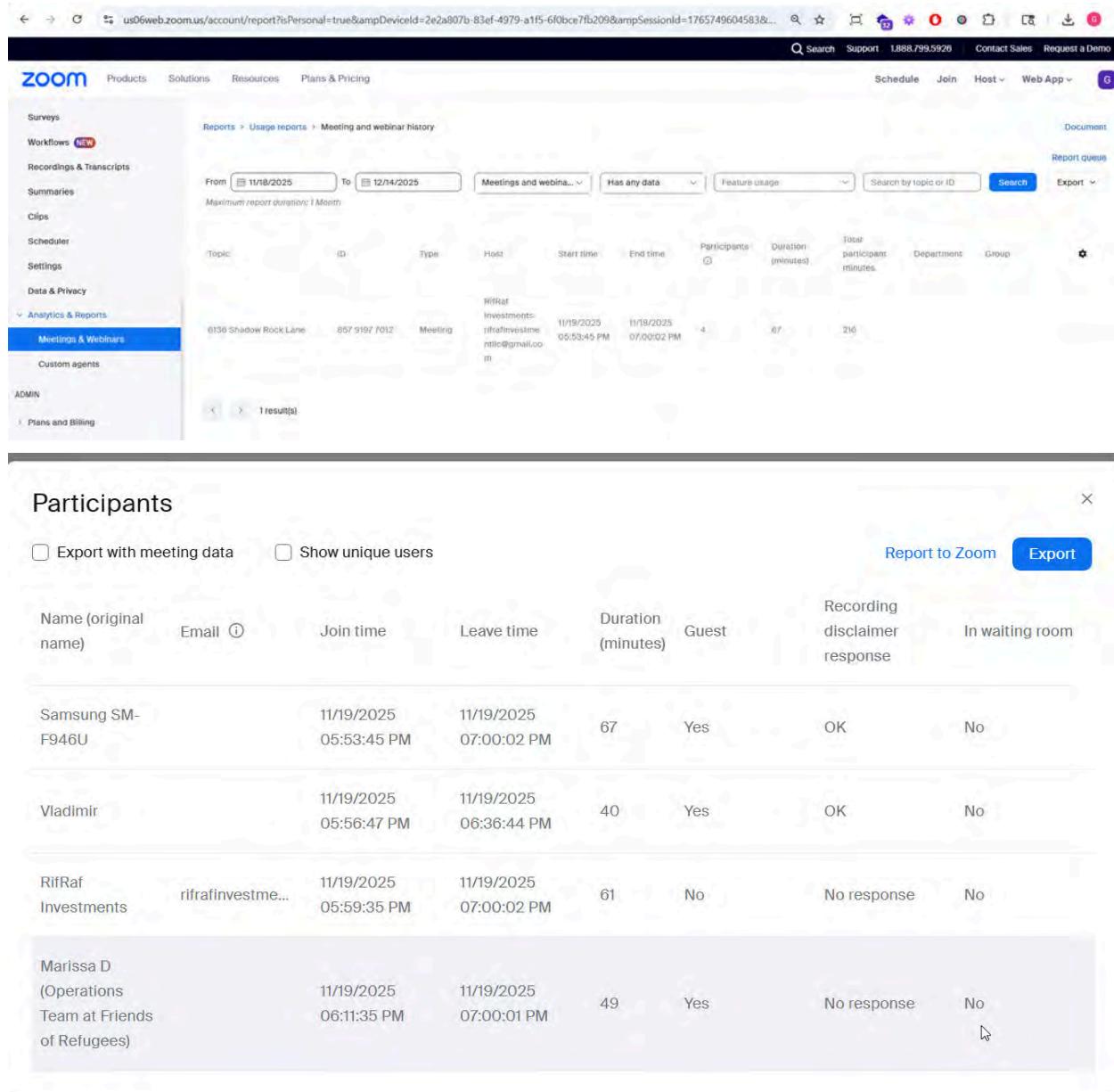
If you have any questions about the meeting, please call (678) 466-9509 or e-mail [rifrafinvestmentllc+rezone6136@gmail.com](mailto:rifrafinvestmentllc+rezone6136@gmail.com). We look forward to seeing you there!

Sincerely,



Greg Scott

# Zoom Meeting Attendance



The screenshot shows the Zoom 'Meetings and Webinars' history report. The report details a single meeting from 11/19/2025 at 05:53:45 PM to 07:00:02 PM, hosted by 'RifRaf Investments' (rifrafinvestments@gmail.com). The meeting had 4 participants, a duration of 67 minutes, and a total participant minutes of 216. The participants listed are:

Name (original name)	Email	Join time	Leave time	Duration (minutes)	Guest	Recording disclaimer response	In waiting room
Samsung SM-F946U		11/19/2025 05:53:45 PM	11/19/2025 07:00:02 PM	67	Yes	OK	No
Vladimir		11/19/2025 05:56:47 PM	11/19/2025 06:36:44 PM	40	Yes	OK	No
RifRaf Investments	rifrafinvestments@gmail.com	11/19/2025 05:59:35 PM	11/19/2025 07:00:02 PM	61	No	No response	No
Marissa D (Operations Team at Friends of Refugees)		11/19/2025 06:11:35 PM	11/19/2025 07:00:01 PM	49	Yes	No response	No

CommunityMeetingAttendance   

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A	B	C	D
<b>Zoom Name</b>	<b>Legal Name</b>	<b>Property Representing</b>	
On Cellphone with Marisa	PHILPOT SHELIA		
Vladimir	DELBRUNE VLADIMIR		
Marissa D (Operations Team at Friends of Refugees)	DELBRUNE MARISA		
Samsung SM-F946U	FOOT JANICE M		
RifRaf Investments	Scott Greg		Host

OneDrive > ... Zoom > 2025-11-19 17.59.38 6136 Shadow Rock Lane

Name	Status	Date modified	Type	Size
audio1305017775.m4a	Cloud	11/19/2025 7:00 PM	M4A File	107 KB
audio2305017775.m4a	Cloud	11/19/2025 7:01 PM	M4A File	4,885 KB
recording.conf	Local	11/19/2025 7:01 PM	CONF File	1 KB
video1305017775.mp4	Cloud	11/19/2025 7:00 PM	MP4 File	821 KB
video2305017775.mp4	Local	11/19/2025 7:01 PM	MP4 File	8,780 KB

# Email Notice Delivery

Notice of Rezone Application Community Meeting- 6136 Shadow Rock Lane [Inbox](#)

**G** Greg Scott <rifrainvestmentllc@gmail.com>  
to hernicetaj, Saraine, nelinwill5, colelaw414, cthompson131920, denisetravis74, dennisallen05, dtrbc, ellison.taneisha, erica.wenver, ghheric, harold53, jancastello, kbarksdal22, k...  
Wed, Oct 29, 9:15PM

Hello Community Member,

We are planning to apply for a Dekalb County Rezoning Application to rezone 6136 Shadow Rock Lane, Lithonia GA 30058 from R-100 to RSM. This rezone will allow for the development of a single story multi-family home(triplex), where two units will be used as a rental to support the permanent resident for an aging relative. Find out more about the project, ask questions, and voice your opinion at the following community meeting:

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Thank you,  
G. Scott

Notice of Rezone Application Community Meeting -Council Members- 6136 Shadow Rock Lane [Inbox](#)

**G** Greg Scott <rifrainvestmentllc@gmail.com>  
to dennisallen05, andrewse199, kbarksdal22, loviebarbara1, maliaeayans, lindajones3502, konceptatlanta, Leona, fshafiq...  
Sat, Nov 1, 7:01PM

Dear Council Member:

We are planning to apply for a Dekalb County Rezoning Application to rezone 6136 Shadow Rock Lane, Lithonia GA 30058 from R-100 to RSM. This rezone will allow for the development of a single story multi-family home(triplex), where two units will be used as a rental to support the permanent residence for an aging relative. Find out more about the project, ask questions, and voice your opinion at the following community meeting:

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If you have any questions about the meeting, please call (678) 466-9509 or e-mail [rifrainvestmentllc+rezone6136@gmail.com](mailto:rifrainvestmentllc+rezone6136@gmail.com). We look forward to seeing you there!

Thank you,  
Greg Scott

Date: December 14, 2025

Applicant/Owner: Greg Scott

Property Address: 6136 Shadow Rock Lane, Lithonia, GA 30058

Parcel ID: 16 093 03 008

**To the Honorable Members of the Dekalb County Board of Commissioners and Planning Department,**

I respectfully submit this Letter of Intent in support of our application to rezone the property located at 6136 Shadow Rock Lane (Site Area: 9,291 SF). This proposal, referred to as "Project Shirley," is a responsible, compassionate, and financially necessary plan to establish permanent, stable, and subsidized housing for a family relative, Aunt Shiril.

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## **1. The Proposed Zoning Classification**

The requested zoning classification is **RSM (Residential Small Lot Mix)**.

- This classification permits the proposed triplex structure and ensures its future as a stable residential asset.
- The use is consistent with the intent of RSM zoning, which encourages small-scale, diverse housing options and responsible infill development within Dekalb County.

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## **2. The Reason for the Rezoning Request**

- **Goal:** To provide permanent, stable, and subsidized housing for Aunt Shiril, whose current income (Social Security) is insufficient to cover the full cost of independent living and specialized care.
- **The Solution (Triplex):** Income from the two rental units is required to sustain the project's costs, pay the mortgage (a personal loan taken by me the owner), and fund her long-term care.
  - **Unit 1 (Aunt Shiril's Permanent Residence):** The central, 1-bedroom unit is dedicated to Aunt Shiril's permanent residence.
  - **Unit 2 & 3 (Rental Units):** The revenue from these two units creates the dedicated Financial Buffer necessary for professional in-home caregivers, medical co-pays, property taxes, and future maintenance.
- The RSM zoning is necessary to legally permit the proposed three-unit structure, which is the only viable path to ensure continuity of care.

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## **3. Existing and Proposed Use of the Property**

Feature	Existing Use	Proposed Use
<b>Zoning</b>	R-100 (Single-Family Residential)	RSM (Residential Small Lot Mix)
<b>Structure</b>	Vacant/Undeveloped Land	Single-Story Triplex
<b>Occupancy</b>	None	Three (3) residential units

The proposed use is to create a new, quality **small multi-family residential asset (a triplex)** in the community, which will continue to operate as a legal rental triplex permanently.

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#### 4. Detailed Characteristics of the Proposed Use

- **Proposed Structure:** A single-story triplex known as the "Alder Triplex 2" .
  - **Dimensions:** 44'-6" x 56'-0".
  - **Building Height:** The maximum building height will be **35 feet**, consistent with the RSM development controls.
- **Number of Units and Mix:** Three (3) total residential units.
  - **Unit 1 (Middle - Aunt Shirl's Residence):** 1 Bedroom, 1 Bathroom (756 SF).
  - **Unit 2 & 3 (Flank Rentals):** Two 2-Bedroom, 2-Bathroom units (868 SF each).
- **Floor Area Justification:** We acknowledge that general DeKalb County ordinances for two/three-family (TTF) or multi-family (MF) units often cite a minimum unit size of 1,000 square feet. However, the proposed units (756 SF and 868 SF) are designed to be efficient, compact, and affordable, directly aligning with the RSM district's explicit purpose of providing **small-lot mix** housing and utilizing sizes comparable to "cottage units," which can be approved as low as 350-800 square feet. We request approval for the specific unit sizes of the "Alder Triplex 2" plan as presented, based on their consistency with the underlying goals of the RSM classification for small-scale, infill development.
- **Manner and Hours of Operation:**
  - The property will operate as a standard residential rental property (24/7 use).
  - **No Employees/Commercial Activity:** No commercial activity or full-time employees will be located on the property, outside of the occasional professional in-home caregiver visits or standard maintenance/management personnel.

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I believe that Project Shirley is a responsible and compassionate solution that provides a critical service for a family member while also contributing positively to Dekalb County's need for diverse, small-scale housing options. We respectfully request a positive recommendation

for the rezoning request.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg Scott".

Greg Scott

ggregscott@gmail.com

Standard/Factor (Section 27-7.3.4)	Response/Analysis
A. Is the zoning proposal in conformity with the policy and intent of the Comprehensive Plan?	YES. The proposal conforms to the Comprehensive Plan's goals for: 1. Housing Diversity: The RSM (Residential Small Lot Mix) district is specifically intended to promote a wider variety of housing types, including small multi-family (triplexes) and infill development. 2. Responsible Growth: The project replaces a vacant lot with a new, quality residential structure, increasing housing stock and property value with minimal impact on surrounding infrastructure.
B. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby properties?	YES. The proposed use is suitable. 1. Low Density: The triplex, with 3 units on a 9,291 SF lot, is a small-scale transition from the surrounding R-100 (Single-Family) zoning. The resulting density is far lower than typical multi-family development. 2. Residential Character: The Alder Triplex 2 design is a single-story structure with a residential appearance, ensuring it is visually compatible and suitable for the neighborhood. The use remains strictly residential.
C. Does the property to be affected by the zoning proposal have a reasonable economic use as currently zoned?	NO. As currently zoned R-100 (Single-Family), the property does not have a reasonable economic use in the context of the Applicant's financial needs. 1. Financial Necessity: Building a standard single-family home on a personal loan, while simultaneously funding permanent, long-term specialized care for Aunt Shir, is not financially feasible without the rental income from the two additional units. 2. Highest and Best Use: The size and location of the lot make it suitable for a low-density mixed-use classification (RSM), which maximizes the economic utility of the land while remaining residentially scaled.
D. Will the land use map amendment proposal adversely affect the existing use of usability of adjacent or nearby properties?	NO. The proposal will not adversely affect existing properties. 1. Single-Story Design: The proposed single-story triplex ensures there is no excessive shadow, view blockage, or adverse height/massing impact on neighboring single-family homes. 2. Limited Impact: The use is solely residential, generating traffic and noise consistent with minimal residential density. The existing surrounding R-100 properties will continue their current use without impairment.
E. Are there 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?	YES. Supporting Ground for Approval: The unique and immediate need to establish a financially self-sustaining long-term care plan for a family relative (Aunt Shir) is the primary supporting condition. The construction of the triplex and the resulting rental income is the direct mechanism required for the Applicant to carry the financial burden of care. This demonstrates a specific and compassionate public benefit for this family unit.
F. Will the zoning proposal adversely affect historic building, sites, districts, or archaeological resources?	NO. The property is currently vacant/undeveloped land. The construction of the proposed building does not affect any known historic buildings, sites, districts, or archaeological resources.
G. Will the zoning proposal result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?	NO. The proposed three-unit triplex will have a minimal and non-burdensome impact. 1. Traffic: The addition of only two additional households (3 total) to the site will result in a negligible increase in traffic on Shadow Rock Lane. 2. Utilities: The proposed use will utilize existing public water and sewer infrastructure, as is standard for residential construction. 3. Schools: With a unit mix of one 1-bedroom and two 2-bedroom units, the potential impact on public schools is expected to be very low, likely lower than a conventional single-family home on the same R-100 lot.



## 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 contributions to a local government official within two years immediately preceding the filling of this application?

Yes: \_\_\_\_\_ No: X \_\_\_\_\_

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.

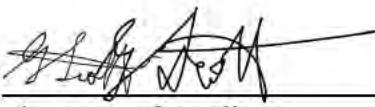
The disclosure must be filed within 10 days after the application is first filed and must be submitted to the

CEO Lorraine Cochran-Johnson  
1300 Commerce Drive  
Decatur, GA 30030

DeKalb County Board of Commissioners  
1300 Commerce Drive  
Decatur, GA 30030

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Notary  
*Check one:*

  
Signature of Applicant  
 Owner  Agent

12/14/20  
Date

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Expiration Date/ Seal

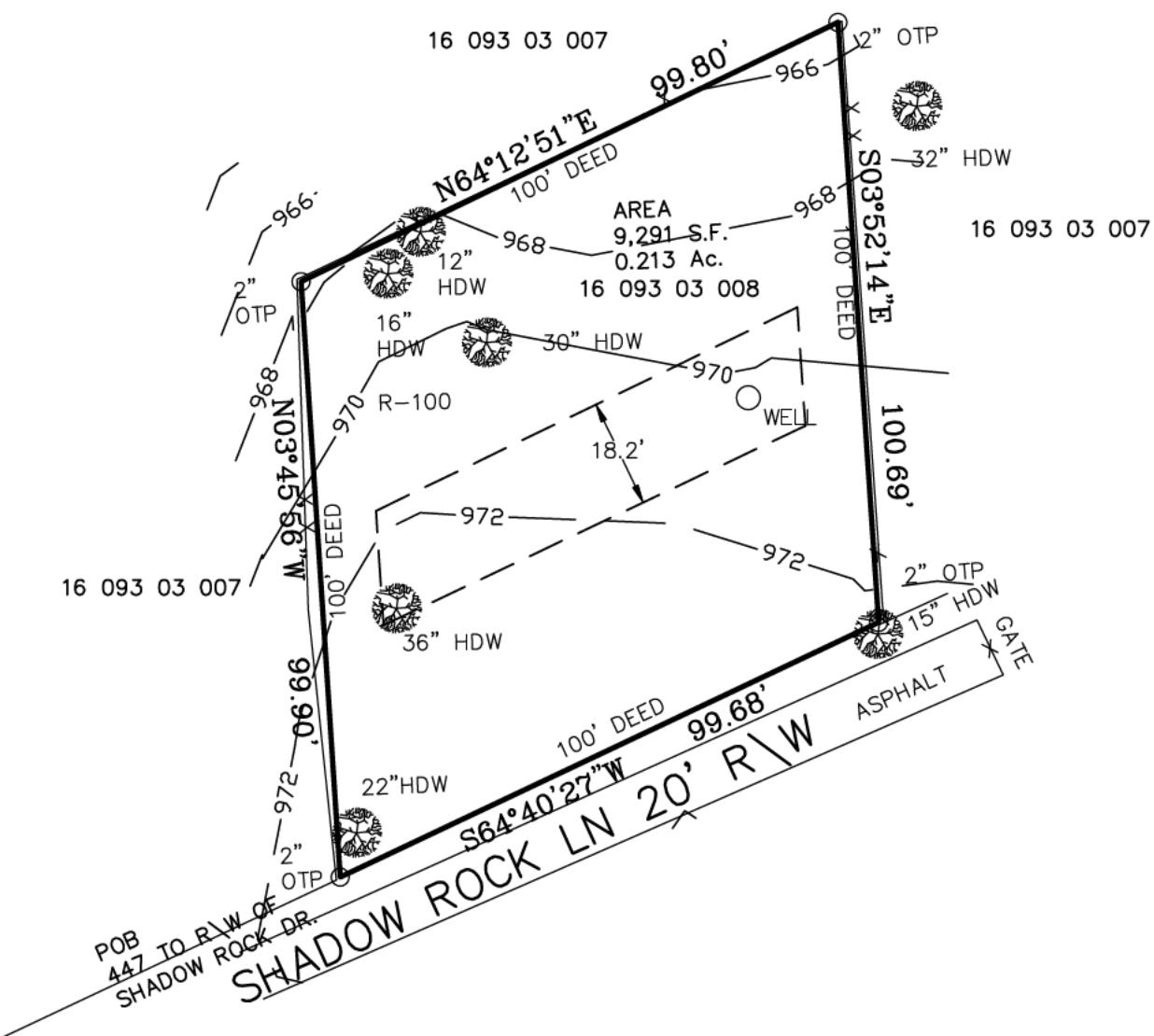
\*Notary seal not needed if answer is "No".

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.

NOTE: PROPERTY LINES SHOWN ON THIS SURVEY/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS SURVEY IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

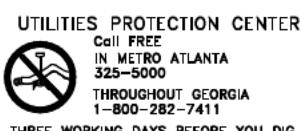
GA. W. GRID



LEGEND

- IPP=IRON PIN FOUND
- IPS=IRON PIN SET
- R/W=RIGHT OF WAY
- MAG= MAGNETIC
- P.O.B.=POINT OF BEGINNING
- B/L=BUILDING LINE
- D.E.=DRAINAGE EASEMENT
- N/F=NOW OR FORMERLY
- P = PREVIOUS
- E = EXISTING
- P/P = POWER POLE
- PRP = PER REFERENCE PLAT

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.  
SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND ORIGINAL SIGNATURE OF SURVEYOR.



GRAPHIC SCALE



CLOSURE DATA

FIELD CLOSURE=1 IN 35,000+  
ANGLE POINT ERROR=<NA  
EQUIPMENT USED=TOTAL STATION GPS  
ADJUSTMENT METHOD=NONE STARNET GPS  
PLAT CLOSURE=1 IN 100,000+

R-100

SET BACKS  
FRONT 35'  
SIDE 10'  
REAR 40'

CURRENT SETBACKS  
SHOULD BE VERIFIED  
THRU ZONING DEPT  
PRIOR TO DESIGN  
OR CONSTRUCTION.

PREPARED FOR:

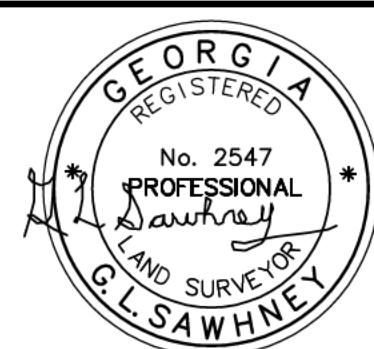
GREG SCOTT

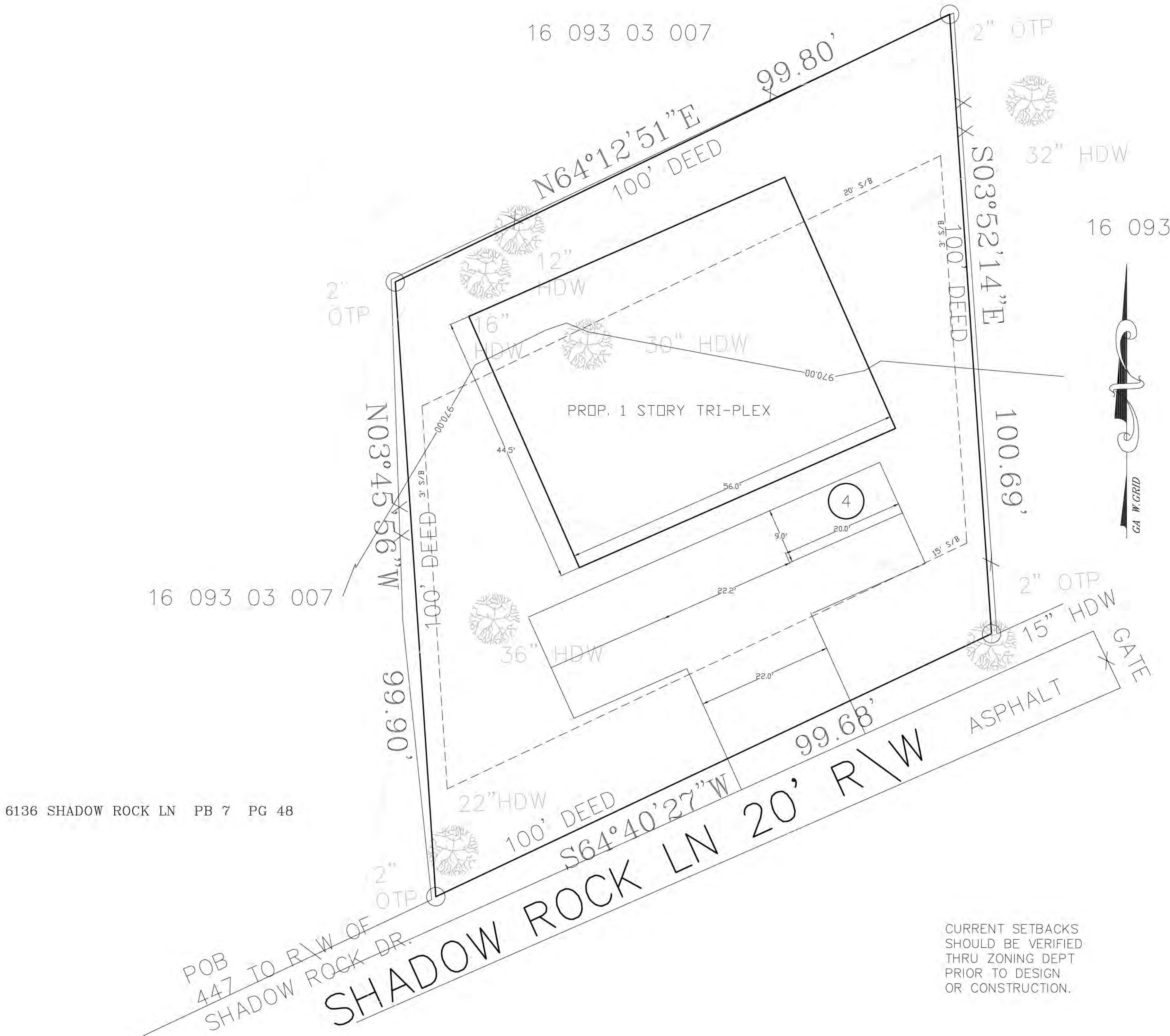
6136 SHADOW ROCK LN PB 7 PG 48

LOT: NA	LAND LOT: 93	DATE: 09/9/25
BLOCK:	DISTRICT: 16 TH	
SCALE: 1"=30'	COUNTY: DEKALB	JOB NO.: 6136SHA\25

SAWHNEY & ASSOCIATES

523 HASTINGS WAY JONESBORO GA 30238  
PH.# (678)-500-4356





6136 SHADOW ROCK LN PB 7 PG 48

CURRENT SETBACKS  
SHOULD BE VERIFIED  
THRU ZONING DEPT  
PRIOR TO DESIGN  
OR CONSTRUCTION.

#### SITE INFO:

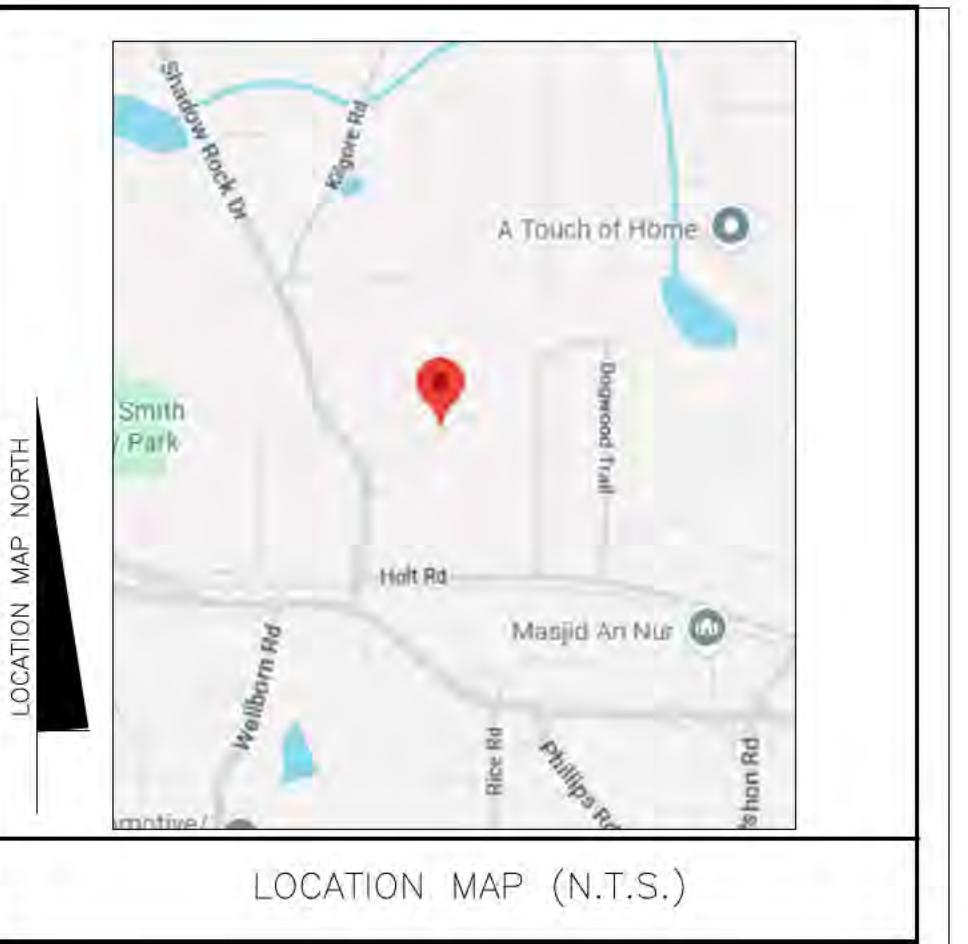
PROPOSED IMPERVIOUS AREA = 4,400 SF  
PROVIDED OPEN SPACE AREA = 4,891 SF  
PARKING PROVIDED = 4 PARKS

#### DEVELOPMENT CONTROLS

SITE AREA: 0.213 ACRES, 9,291 SF  
OPEN SPACE REQUIRED: 20% X .213 = .04 ACRES

ZONE: FROM R 100 TO RSM  
MINIMUM LOT SIZE = 4,000 SF  
LOT WIDTH AT STREET = 60'  
LOT COVERAGE = 50%  
MIN. SF = 1,000 SF/UNIT  
MAX HT. = 35'

LOCAL STREET  
FRONT S/B = 15'  
SIDE S/B = 3'  
REAR S/B = 20'  
OPEN SPACE = 20% OR 1,891 SF



## LOCATION MAP (N.T.S.)

PSP  
FOR  
5136 SHADOW ROCK LANE

LOCATED AT  
LL 93 16TH DISTRICT  
6136 SHADOW ROCK  
LITHONIA, GA 30058  
DEKALB COUNTY

DRAWN BY TLD  
CHECKED BY TLD  
APPROVED:

**DAWSON ENGINEERING CONSULTANT, LLC**  
3487 CARLISLE COURT, SE  
CONYERS, GEORGIA 30013  
PH: 678-485-9610  
EMAIL: [Tonyd@dawsonec.com](mailto:Tonyd@dawsonec.com)  
CONTACT: **TONY DAWSON**

**DAWSON ENGINEERING CONSULTANT, LLC**  
3487 CARLISLE COURT, SE  
CONYERS, GEORGIA 30013  
PH: 678-485-9610  
EMAIL: [Tonyd@dawsonec.com](mailto:Tonyd@dawsonec.com)  
CONTACT: **TONY DAWSON**

# PRE-DESIGNED MULTI FAMILY

## ALDER TRIPLEX 2

**Dimensions:** 44' 6" x 56'  
**Square Feet:** 868 (2Bd) 756 (1Bd)  
**Stories:** 1  
**Bedrooms:** 2, 1, 2  
**Bathrooms:** 2, 1, 2  
**Total Modules:** 3  
**Price:** Sales@Volumod.com for pricing



Eastway Apartments by Volumod in process in Cumberland, IN.



Multi-Family options maximize space. The Alder is an efficient Triplex, with a one-bedroom, one-bathroom unit in the center flanked by two more two-bedroom, two-bathroom units, all under one roofline. Experience how our well-designed and constructed single-story units focus on energy-efficiency and increased density. Beautiful designer-chosen finishes and features abound including open-concept living.



DEPARTMENT OF PLANNING & SUSTAINABILITY

**Chief of Executive Officer**  
**Lorraine Cochran-Johnson**

**Director**  
**Juliana A. Njoku**

## 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(s) Name: **Gregory Scott**

Phone:  \_\_\_\_\_

Email: [REDACTED]

Property Address: [REDACTED]

Tax Parcel ID: 16 093 03 008 Comm. District(s): 5 & 7 Acreage: 0.23

Existing Use: \_\_\_\_\_ Proposed Use: Single-story triplex.

Supplemental Regs: No Overlay District: No

Rezoning: Yes  No  Existing Zoning: R-100 Proposed Zoning: RSM

DBI: No. \_\_\_\_\_ Square Footage/Number of Units: 3

Rezoning Request: Rezone to add a single-story, triplex multi-family unit. Two units will be for rental and one unit as a permanent residence for an aging relative.

Land Use Plan Amendment: Yes  No  Existing Land Use: SUB

Proposed Land Use: N/A      Consistent       Inconsistent

Special Land Use Permit: Yes  No  Article Number(s) 27- N/A

Special Land Use Request(s): N/A

Major Modification: Yes  No  Existing Zoning Conditions: None

Major Modification Request: N/A

Condition(s) to be modified: N/A

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

Pre-submittal Community Meeting:  \_\_\_\_\_ Calendar Dates: CC:  \_\_\_\_\_

PC:  \_\_\_\_\_ BOC:  \_\_\_\_\_

Letter of Intent:  \_\_\_\_\_ Impact Analysis:  \_\_\_\_\_ Owner Authorization(s):  \_\_\_\_\_ Campaign Disclosure:  \_\_\_\_\_

Public Notice, Signs:  \_\_\_\_\_ Tree Survey, Conservation (if applicable): N/A

**Submittal Format:**

**ONE (1) COMBINED, PDF DOCUMENT UPLOAD via OUR ONLINE PORTAL.**

**Site Plan Checklist, if applicable:**

* Density	* Frontage	* Sidewalks
* Density Bonuses	* Street Width	* Fencing/Walls
* Mix of Uses	* Landscape Strips	* Building Height
* Open Space	* Parking - Auto	* Building Separation
* Enhanced Open Space	* Parking – Bicycle	* Building Orientation
* Pedestrian Plan	* Screening	* Streetscapes
* Lot Size	* Perimeter Landscapes	* Garages
* Setbacks: front, sides, side corner, rear	* Bldg Materials: Roof, Fenestration, Façade Design	

Possible Variances: Variances from setbacks and/or transitional buffer(s) between

R-100 and RSM will likely be sought. Additionally, possibly minimum unit size.

Comments: Applicant is seeking to develop a triplex and therefore must rezone to RSM in a suburban land use.

The subject site may have development restraints - surrounded by R-100

with no RSM directly adjacent, transitional buffers (Section 5.4.5) require a 20- foot buffer

between R-100 and RSM, and parking (Section 6.1.3) requires one parking space per unit minimum.

Additionally, other site requirements for RSM can be found within Section 2.11.1.

for medium- high density residential developments.

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2026 calendar dates are up for adoption at the Nov. 20, 2025 BOC zoning meeting.

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