

Public Hearing: YES  NO

Department: Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** Commission District 05 Super District 07

**Application of Gregory Scott to rezone property from R-100 (Residential Medium Lot-100) to RSM (Residential Small Mix) zoning district to the development of a triplex, at 6136 Shadow Rock Lane.**

**PETITION NO:** N10-2026-0147 Z-26-1247922

**PROPOSED USE:** Development of a triplex.

**LOCATION:** 6136 Shadow Rock Lane, Lithonia, GA 30058

**PARCEL NO. :** 16 093 03 008

**INFO. CONTACT:** Lucas Carter, Planner

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

**PURPOSE:**

Application of Gregory Scott to rezone property from R-100 (Residential Medium Lot-100) to RSM (Residential Small Mix) zoning district to the development of a triplex.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** (Feb. 2026) Denial.

**PLANNING COMMISSION:** (March 3, 2026) Pending.

**PLANNING STAFF:** (March 2026) Denial.

**STAFF ANALYSIS:** The applicant requests a rezoning from R-100 to RSM to permit development of a single-story triplex (“Project Shirley”) on a vacant 9,291 square-foot lot on Shadow Rock Lane. The applicant states the purpose of the project is to provide stable housing for a family member, with two rental units supporting long-term care costs. The submitted concept indicates three dwelling units within a one-story structure (approximately 44.5 feet by 56 feet), with associated off-street parking and access from Shadow Rock Lane. While the applicant’s stated intent is residential in nature, the proposed change would introduce a higher-intensity multiunit form in an area characterized by low-density, detached single-family development on large lots. The subject site is surrounded by R-100 zoning, with no directly adjacent RSM zoning identified, and is located on a dead-end local street. The area is designated for Suburban land use. Staff finds that the requested RSM district would introduce a density and building form not reflective of the prevailing development pattern in the immediate area. The request therefore appears inconsistent with the policy intent for low-density suburban neighborhoods, absent additional evidence of an adopted plan recommendation for increased density or a broader transitional area where similar zoning is established. The proposed triplex form and associated parking/vehicular activity would be a departure from the surrounding detached single-family context. Based on the limited lot area and the preliminary site layout, staff further notes that development controls for RSM may be difficult to accommodate on the subject parcel without additional approvals. Planner indicates that variances related to setbacks and/or transitional buffer(s) between R-100 and RSM (Section 5.4.5), and potentially minimum unit size, may be sought. The submitted survey reflects a well on or near the subject property. No information has been provided regarding public water/sewer availability, septic feasibility, or stormwater management approach for a triplex development. No historic buildings, sites, districts, or archaeological resources were identified as part of this submission. In summary, the request is framed around a specific residential need, However, it appears that the proposed RSM

zoning on a single, isolated parcel with no frontage along an arterial or collector road is not consistent with the Comprehensive Plan (2050 Comprehensive Plan, page 41) or compatible with the established low-density single-family zoning and development pattern in the immediate area. The proposed project may not appear to comply with the intent of the RSM district to provide for the creation of neighborhoods which include a mix of single-family attached and detached housing per Section 2.12.1.a of the Zoning Ordinance (RSM Purpose and Intent Statement) as such development goals require larger lots. Further, preliminary review indicates the site may not be able to meet RSM development controls without additional relief (including potential transitional buffer and building setback variances), which may create adverse impacts on adjacent single-family subdivisions. Therefore, based on review of Section 7.3.5 (Rezone Criteria), Staff recommends “*Denial.*”

**PLANNING COMMISSION VOTE: (March 3, 2026) Pending.**

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: (February 2026) Denial 5-0-0.**



[www.dekalbcountyga.gov/planning](http://www.dekalbcountyga.gov/planning)  
<https://www.dekalbcountyga.gov/planning-and-sustainability/public-hearing-agendas-info>

**Planning Commission Hearing Date: March 3, 2026**  
**Board of Commissioners Hearing Date: March 26, 2026**

**STAFF ANALYSIS**

<b>CASE NO.:</b>	Z-26-1247922	<b>File ID #:</b> N10-2026-0147
<b>Address:</b>	6136 Shadow Rock Lane, Lithonia, GA 30058	<b>Commission District:</b> 05 <b>Super District:</b> 07
<b>Parcel ID(s):</b>	16 093 03 008	
<b>Request:</b>	Application of Gregory Scott to rezone property from R-100 (Residential Medium Lot-100) to RSM (Residential Small Mix) zoning district for the development of a triplex.	
<b>Property Owner(s):</b>	Gregory Scott	
<b>Applicant/Agent:</b>	Gregory Scott	
<b>Acreage:</b>	0.213 (9,291 SF)	
<b>Existing Land Use:</b>	Vacant/Undeveloped	
<b>Surrounding Properties:</b>	North: SUB East: SUB South: SUB West: SUB	
<b>Adjacent Zoning:</b>	North: R-100 East: R-100 South: R-100 West: R-100	
<b>Existing Land Use:</b>	<b>Suburban</b>	<b>X Consistent                      Inconsistent</b>

**STAFF RECOMMENDATION: Denial**

The applicant requests a rezoning from R-100 to RSM to permit development of a single-story triplex (“Project Shirley”) on a vacant 9,291 square-foot lot on Shadow Rock Lane. The applicant states the purpose of the project is to provide stable housing for a family member, with two rental units supporting long-term care costs. The submitted concept indicates three dwelling units within a one-story structure (approximately 44.5 feet by 56 feet), with associated off-street parking and access from Shadow Rock Lane.

While the applicant’s stated intent is residential in nature, the proposed change would introduce a higher-intensity multi-unit form in an area characterized by low-density, detached single-family development on large lots. The subject site is surrounded by R-100 zoning, with no directly adjacent RSM zoning identified, and is located on a dead-end local street.

The area is designated for Suburban land use. Staff finds that the requested RSM district would introduce a density and building form not reflective of the prevailing development pattern in the immediate area. The request therefore appears inconsistent with the policy intent for low-density suburban neighborhoods, absent additional evidence of an adopted plan recommendation for increased density or a broader transitional area where similar zoning is established.

The proposed triplex form and associated parking/vehicular activity would be a departure from the surrounding detached single-family context. Based on the limited lot area and the preliminary site layout, staff further notes that development controls for RSM may be difficult to accommodate on the subject parcel without additional approvals. Planner review

indicates that variances related to setbacks and/or transitional buffer(s) between R-100 and RSM (Section 5.4.5), and potentially minimum unit size, may be sought.

The submitted survey reflects a well on or near the subject property. No information has been provided regarding public water/sewer availability, septic feasibility, or stormwater management approach for a triplex development.

No historic buildings, sites, districts, or archaeological resources were identified as part of this submission.

In summary, the request is framed around a specific residential need,. However, it appears that the proposed RSM zoning on a single, isolated parcel with no frontage along an arterial or collector road is not consistent with the Comprehensive Plan (2050 Comprehensive Plan, page 41) or compatible with the established low-density single-family zoning and development pattern in the immediate area. The proposed project may not appear to comply with the intent of the RSM district to provide for the creation of neighborhoods which include a mix of single-family attached and detached housing per Section 2.12.1.a of the Zoning Ordinance (RSM Purpose and Intent Statement) as such development goals require larger lots.

Further, preliminary review indicates the site may not be able to meet RSM development controls without additional relief (including potential transitional buffer and building setback variances), which may create adverse impacts on adjacent single-family subdivisions. Therefore, based on review of Section 7.3.5 (Rezone Criteria), Staff recommends “denial.”

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer  
Lorraine Cochran-Johnson

Director  
Juliana A. Njoku

### Zoning Comments March 2026

#### **N1. Z-26-1247920 (2026-0138) 1437 & 1453 S. Indian Creek Drive:**

South Indian Creek is classified as a “Collector” road. All interior streets are to be private, designed to local street standards. Verify there is enough parking provided interior to the site for residents and guests. South Indian Creek Road is classified as a collector road. Land Development permit is required. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR **(PREFERRED)** a 10-foot landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). All intersections must meet AASHTO sight distance requirements based on speed limit. All poles and other obstructions must be relocated out of the multi-use path.

#### **N2. Z-26-1247923 (2026-0139) 3003 Chamblee-Tucker Road; 2936 Mercer University Drive:**

All interior streets must be private. Mercer University Drive is classified as a “Collector” road. Land Development permit is required. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR **(PREFERRED)** a 10-foot landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). The requirements are for the entire frontage unless a variance is sought. All intersections must meet AASHTO sight distance requirements based on speed limits. All poles and other obstructions must be relocated out of the multi-use path. The access entrance requires reworking due to possible driver confusion and impact to Mercer University Drive. Eliminate the acceleration lane along Mercer University Drive. Chamblee-Tucker Road is classified as a “Minor Arterial” road. If a land development permit is required, please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR **(PREFERRED)** a 10-foot multi-use path. Requires pedestrian scale streetlights.

#### **N3/N4/N5. Z-26-1247929 (2026-0140); SLUP-26-1247927 (026-0141); SLUP-26-1247928 (2026-0142) 3820 & 3828 North Decatur Road:**

Rockbridge Road is classified as a “Minor Arterial” road. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR **(PREFERRED)** a 10-foot landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). All intersections must meet AASHTO sight distance requirements based on speed limits. All poles and other obstructions (hydrant) must be relocated out of the multi-use path. Site engineer to determine if guardrail along the property is still required

#### **N6. Z-26-1247933 (2026-0143) 2674, 2682 & 2690 Gresham Road:**

All interior streets are to be private, designed to local street standards. Gresham Road is classified as a “Collector” road. Land Development permit is required. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR **(PREFERRED)** a 10-foot landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). All intersections must meet AASHTO sight distance requirements based on speed limits. All poles and other obstructions must be relocated out of the multi-use path.

**N7/N8. Z-26-1247935 (2026-0144); SLUP-26-1247934 (2026-0145) 2111 Poplar Falls Road:**

The existing road infrastructure approaching this development is not sufficient to support the implementation of the development. Poplar Falls Road is classified as a “Local” road. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 6-foot landscape strip and a 5-foot sidewalk. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). All intersections must meet AASHTO sight distance requirements based on speed limits. All poles and other obstructions must be relocated out of the multi-use path.

**N9. SLUP-26-1247921 (2026-0146) 1313 & 1303 Lithonia-Industrial Boulevard:**

Lithonia-Industrial Boulevard is classified as a “Minor Arterial” road. Not enough information to properly review. Access points were set based on the Lithonia Industrial Blvd Road Plans. Applicant does not show interior routes on plans. Streetlights will be required on Lithonia-Industrial Boulevard.

**N10. Z-26-1247922 (2026-0147) 6136 Shadow Rock Lane:**

Shadow Rock Lane is classified as a “Local” road. The existing road infrastructure approaching this development is not sufficient to support the implementation of the development. The entire right of way width of the corridor is 20 feet wide with a +/- 8-foot road/driveway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)).

**N11. SLUP-26-1247926 (2026-0148) 4031 Rainbow Drive:**

Rainbow Drive is classified as a “Minor Arterial” road. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR **(PREFERRED)** a 10-foot landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). All intersections must meet AASHTO sight distance requirements based on speed limits. All poles and other obstructions must be relocated out of the multi-use path.

**N12. SLUP-26-1247930 (2026-0149) 1890 Week Kirk Road:**

Week Kirk is classified as a “Local” road. No comments

**N13/N14. LP-26-1247932 (2026-0150); Z-26-1247931 (2026-0151) 1680, 1690, & 1700 Henrico Road:**

Henrico Road is classified as a “Collector” road. Please refer to the zoning and land development requirements of Tier 5 of the Bouldercrest Overlay District, Tier 4A within the Soapstone Historic district for development requirements. Concerned about the encroachment of residential into the industrial area and the conflict (truck traffic/noise) that may develop. The two properties on either side of this development are active industrial properties. While overlay infrastructure standards apply. Where silent the Zoning and Land Development Codes are enforced, in respective order. Site plan needs work. At a minimum, the requirements are as follows: Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Prefer internal streets to be private. If public, the internal streets require a right of way dedication of 55 feet (total) OR such that all public infrastructure is within right of way, whichever greater. Requires 24 feet of pavement with curb and gutter. Requires 6-foot landscape strip with a 5-foot sidewalk. Requires streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). Internal roundabout must be one-lane, one direction. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR **(PREFERRED)** a 10-foot landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. All intersections must meet AASHTO sight distance requirements based on speed limits. Concerned about entrance location based on horizontal and vertical curves along the site. All poles and other obstructions must be relocated out of the multi-use path.



Thursday, January 29, 2026

To: Mr. John Reid, Senior Planner  
From: Ryan Cira, Director, Division of Environmental Health  
Cc: Alan Gaines, Deputy Director, Division of Environmental Health  
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.

1/29/2026

N7-2026-0144                      Z-26-1247935  
2111 Poplar Falls Road, Lithonia, Ga 30058

- See general comments.

N8-2026-0145                      SLUP-26-1247934  
2111 Poplar Falls Road, Lithonia, Ga 30058

- SLUP- Senior Housing. See general comments.

N9-2026-0146                      SLUP-26-1247921  
1313 & 1303 Lithonia-Industrial Blvd, Lithonia, GA 30058

- SLUP. See general comments.

N10-2026-0147                      Z-26-1247922  
6136 Shadow Roack Lane, Lithonia, Ga 30058

- DeKalb County Health Regulations prohibits use of on-site sewage disposal systems for multiple dwellings. Triplex will need to be on sewer.

N11-2026-0148                      SLUP-26-1247926  
4031 Rainbow Drive, Decatur, GA 30034

- SLUP. See general comments.

N12-2026-0149                      SLUP-26-1247930  
1890 Wee Kirk Road, Atlanta, GA 30316

- SLUP. Childcare Institution. See general comments.

LAND DEVELOPMENT ANALYSIS

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID [jreid@dekalbcountyga.gov](mailto:jreid@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)

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.

Case # and Address/Parcel: \_\_\_\_\_

- **Transportation/Access/Row**

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- **Stormwater Management**

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- **Flood Hazard Area/Wetlands**

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- **Landscaping/Tree Preservation**

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- **Tributary Buffer**

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- **Fire Safety**

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# DEPARTMENT OF PLANNING & SUSTAINABILITY

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NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO JOHN REID [jreid@dekalbcountyga.gov](mailto:jreid@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)

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## PUBLIC WORKS – **ROADS & DRAINAGE** - ZONING COMMENTS FORM

Case No.: \_\_\_\_\_ Parcel ID#: \_\_\_\_\_

Address: \_\_\_\_\_

Drainage Basin: \_\_\_\_\_

Upstream Drainage Area: \_\_\_\_\_

Percentage of Property in 100-Year Floodplain: \_\_\_\_\_

Impact on property (flood, erosion, sedimentation) under existing zoning: \_\_\_\_\_

\_\_\_\_\_

Required detention facility(s): \_\_\_\_\_

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature:                     *Akin Akinsola*

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO JOHN REID [jreid@dekalbcountyga.gov](mailto:jreid@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)

**PUBLIC WORKS – WATER & SEWER - ZONING COMMENTS FORM**

Case No.: \_\_\_\_\_ Parcel ID#: \_\_\_\_\_

Address: \_\_\_\_\_

**WATER:**

Size of existing water main: \_\_\_\_\_ adequate \_\_\_\_\_ inadequate \_\_\_\_\_

Distance of property to nearest main: \_\_\_\_\_ Size of line required, if inadequate: \_\_\_\_\_

**SEWER:**

Outfall Servicing Project: \_\_\_\_\_

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

Water Treatment Facility: \_\_\_\_\_ Adequate? Yes \_\_\_\_\_ No \_\_\_\_\_

Sewage Capacity: \_\_\_\_\_ (MGPD) Current Flow: \_\_\_\_\_ (MGPD)

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

# DEPARTMENT OF PLANNING & SUSTAINABILITY

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO JOHN REID [jreid@dekalbcountyga.gov](mailto:jreid@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)

## PUBLIC WORKS – TRAFFIC ENGINEERING - ZONING COMMENTS FORM

Case No.: Z-26-1247922 (2026-0147)

Parcel ID#: 16 093 03 008

Address: 6136 Shadow Rock Lane, Lithonia 30058

Adjacent Roadway(s):  
\_\_\_\_\_

Classification:

Capacity (TPD): \_\_\_\_\_  
Latest Count (TPD): \_\_\_\_\_  
Hourly Capacity (VPH): \_\_\_\_\_  
Peak Hour Volume (VPH): \_\_\_\_\_  
Existing number of traffic lanes: \_\_\_\_\_  
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: \_\_\_\_\_  
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 (latest edition 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: My Request is make sure they have minimum  
of Three car parking and no parking on street.

Signature: Jerry White



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

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

Applicant Name: Gregory Scott

Applicant Email Address: [REDACTED]

Applicant Mailing Address: 3031 Silver Hill Terrace, Atlanta, GA 30316

Applicant Phone Number: [REDACTED]

Owner's Name: Gregory Scott

*(If more than one owner, attach list of owners.)*

Owner's Email Address: [REDACTED]

Owner's Mailing Address: 3031 Silver Hill Terrace, Atlanta, GA 30316

Owner's Phone Number: 4 [REDACTED]

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  
Name of Owner

[Signature] 12/14/2022  
Signature of Owner Date

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

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

Gregory Scott  
Name of Applicant

[Signature] 12/14/2022  
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 [REDACTED] or e-mail [REDACTED]. We look forward to seeing you there!

Sincerely,



Greg Scott

# Zoom Meeting Attendance

The screenshot shows the Zoom account report interface. The breadcrumb trail is 'Reports > Usage reports > Meeting and webinar history'. The report filters are set for 'From 11/18/2025' to 'To 12/14/2025', with 'Meetings and webina...' selected for the report type. The search criteria are 'Has any data' and 'Feature usage'. The report shows one meeting with the following details:

Topic	ID	Type	Host	Start time	End time	Participants	Duration (minutes)	Total participant minutes	Department	Group
6136 Shadow Rock Lane	857 9197 7012	Meeting	RifRaf Investments rifrainvestme ntlic@gmail.co m	11/19/2025 05:53:45 PM	11/19/2025 07:00:02 PM	4	67	216		

Navigation: < > 1 result(s)

## Participants

Export with meeting data  Show unique users

[Report to Zoom](#)

[Export](#)

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	rifrainvestme...	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 ☆ 📁 ☁

File Edit View Insert Format Data Tools Extensions Help

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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	6129 SHADOW ROCK LN	
Vladimir	DELBRUNE VLADIMIR	6158 SHADOW ROCK LN	
Marissa D (Operations Team at Friends of Refugees)	DELBRUNE MARISA	6158 SHADOW ROCK LN	
Samsung SM-F946U	FOOT JANICE M	6440 SHADOW ROCK DR	
RifRaf Investments	Scott Greg	6136 Shadow Rock Lane	Host

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

Sort View ...

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



**Greg Scott** <rifrafinvestmentllc@gmail.com>  
to bernicetaj, Saraine, cellasalt5, coleslaw414, cthompson131920, denisetraavis74, dennisallen05, dstbc, ellison.taneisha, erica\_weaver, ghhcdc, harold53, hlove1223, janrcostello, kbarksdal22, k

Wed, Oct 29, 9:15 PM ☆ ☺ ↶ ⋮

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:

**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!

Thank you,  
G. Scott

Notice of Rezone Application Community Meeting -Council Members- 6136 Shadow Rock Lane Inbox x

**Greg Scott** <rifrafinvestmentllc@gmail.com>  
to dennisallen05, andrewse199, kbarksdal22, loviebarbara1, maliaevans, lindajones3502, konceptatlanta, Leona, fshafiq

Sat, Nov 1, 7:01 PM ☆ ☺ ↶ ⋮

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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Thank you,  
Greg Scott

# USPS Notice Delivery

			
EAST ATLANTA 1273 METROPOLITAN AVE SE ATLANTA, GA 30316-9998 www.usps.com			
10/31/2025			12:37 PM
Product	Qty	Unit Price	Price
First-Class Mail® Letter Lithonia, GA 30058 Weight: 0 lb 0.40 oz Estimated Delivery Date Mon 11/03/2025	1		\$0.78
First-Class Mail® Letter Marietta, GA 30067 Weight: 0 lb 0.40 oz Estimated Delivery Date Mon 11/03/2025	1		\$0.78
First-Class Mail® Letter Decatur, GA 30035 Weight: 0 lb 0.30 oz Estimated Delivery Date Mon 11/03/2025	1		\$0.78
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Estimated Delivery Date  
Mon 11/03/2025

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Lithonia, GA 30058 Weight: 0 lb 0.40 oz Estimated Delivery Date Mon 11/03/2025	\$0.78
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Marietta, GA 30064  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Mon 11/03/2025

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Stone Mountain, GA 30087  
Weight: 0 lb 0.30 oz  
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Mon 11/03/2025

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Lithonia, GA 30058  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Mon 11/03/2025

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Letter

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Atlanta, GA 30316  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Mon 11/03/2025

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Letter

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Lithonia, GA 30058  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Mon 11/03/2025

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Letter

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Lilburn, GA 30047  
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Estimated Delivery Date  
Mon 11/03/2025

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Stone Mountain, GA 30083  
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Estimated Delivery Date  
Mon 11/03/2025

First-Class Mail® 1  
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Covington, GA 30014  
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Mon 11/03/2025

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Mon 11/03/2025

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Stone Mountain, GA 30083  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Mon 11/03/2025

First-Class Mail® 1 \$0.78  
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Covington, GA 30014  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Mon 11/03/2025

First-Class Mail® 1 \$0.78  
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Paramus, NJ 07652  
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Estimated Delivery Date  
Mon 11/03/2025

First-Class Mail® 1 \$0.78  
Letter

Stone Mountain, GA 30087  
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Estimated Delivery Date  
Mon 11/03/2025

First-Class Mail® 1 \$0.78  
Letter

Lithonia, GA 30058  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Mon 11/03/2025

First-Class Mail® 1 \$0.78  
Letter

Lithonia, GA 30058  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Mon 11/03/2025

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Grand Total: \$26.52

Credit Card Remit \$26.52

Card Name: AMEX  
Account #: XXXXXXXXXXXX5760  
Approval #: 875171  
Transaction #: 421  
AID: A000000025010901 Contactless  
AL: AMEX CREDIT  
PIN: Verified

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Retail



30058

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OCT 31, 2025

\$0.78

RDC 99

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Pauletta Russell

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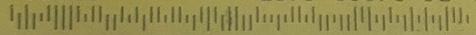
NIXIE 326 4E 1 7211/09/25

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

VAC

BC: 30316 \*1975-00079-31-4

30058-627008



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 Shirl.

---

## **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.

---

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

- **Goal:** To provide permanent, stable, and subsidized housing for Aunt Shirl, 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 Shirl's Permanent Residence):** The central, 1-bedroom unit is dedicated to Aunt Shirl'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.

---

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

Feature	Existing Use	Proposed Use
Zoning	R-100 (Single-Family Residential)	RSM (Residential Small Lot Mix)
Structure	Vacant/Undeveloped Land	Single-Story Triplex
Occupancy	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.

---

#### 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.

---

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", with a horizontal line drawn through the middle of the signature.

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 ShirI, 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 or 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 ShirI) 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 filing 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:

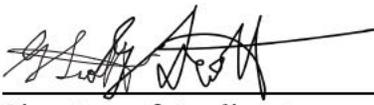
1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

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

Notary  
*Check one:*

  
\_\_\_\_\_  
Signature of Applicant  
 Owner       Agent

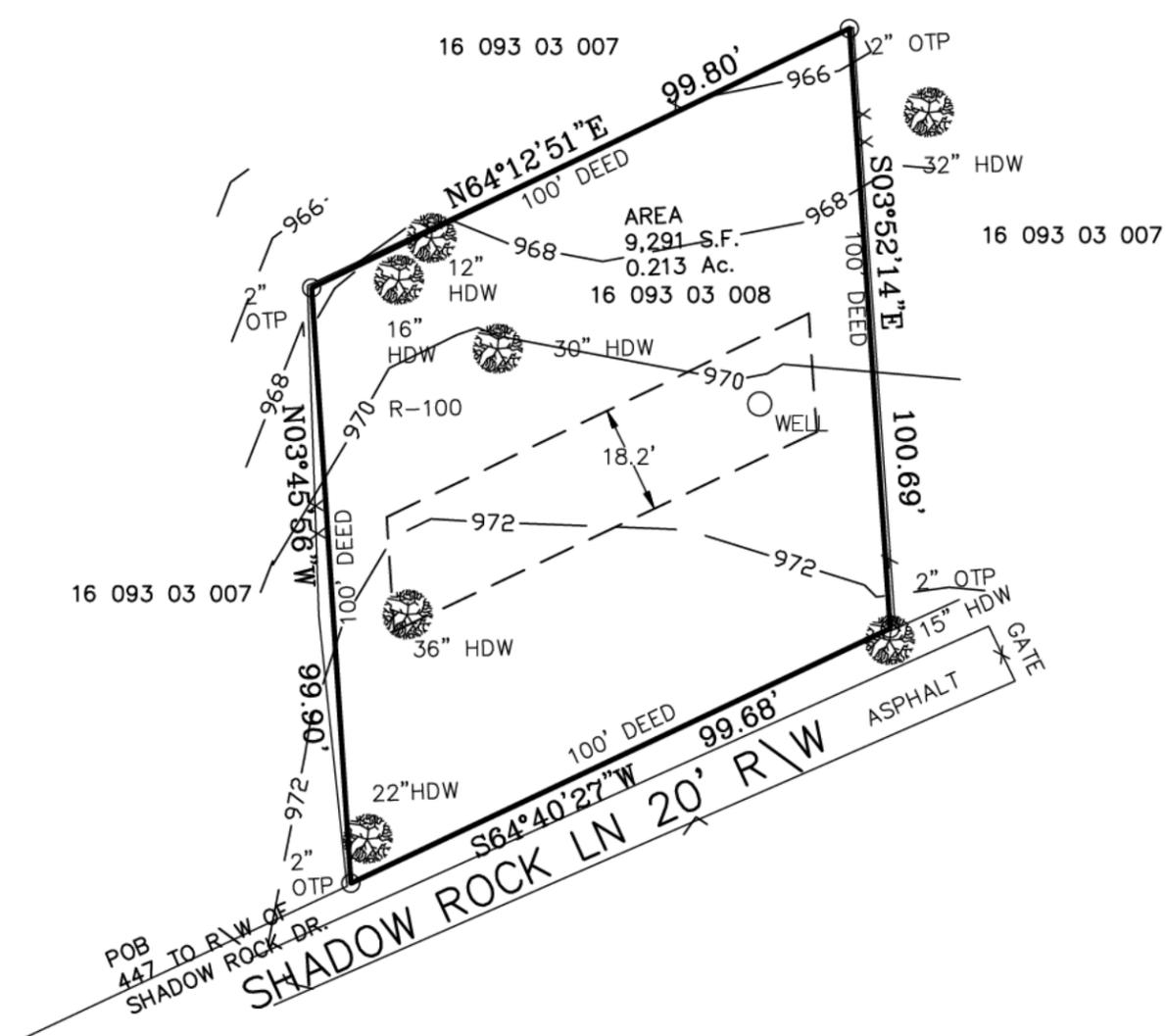
12/14/20  
\_\_\_\_\_  
Date

\_\_\_\_\_  
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.

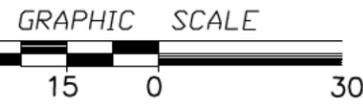
THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS SURVEY IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.



**LEGEND**

- IPF=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.



**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.

THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO REFERENCE PLAT.

PREPARED FOR:

**GREG SCOTT**

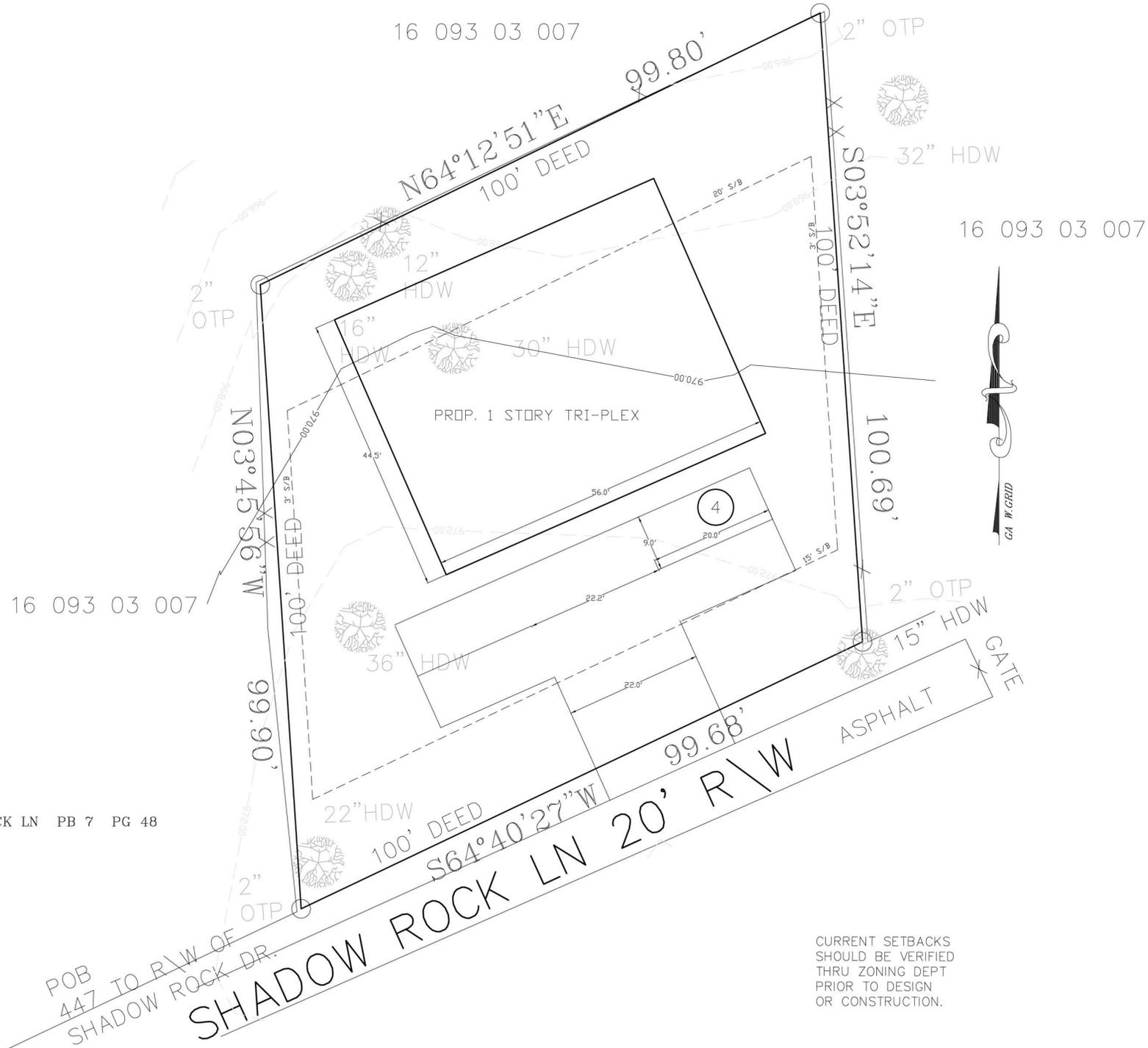
IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

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



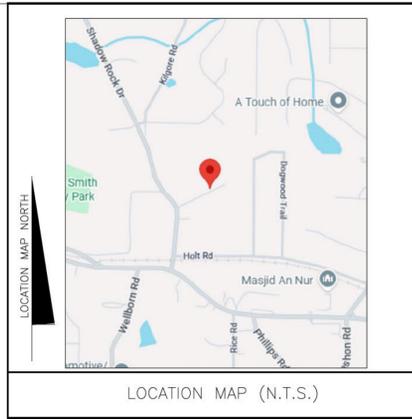
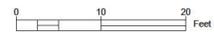
POB  
447 TO R/W OF  
SHADOW ROCK DR.

SHADOW ROCK LN 20' R/W

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 = 0.04 ACRES  
 ZONED: 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



BRANA BY: TLD  
 CHECKED BY: TLD  
 APPROVED:

DATE	NL	REVISIONS	BY
		JOB NO. 25213 CP	DATE: 9-30-25

PSP  
 FOR  
 6136 SHADOW ROCK LANE  
 LOCATED AT  
 LL 93 16TH DISTRICT  
 6136 SHADOW ROCK  
 LITHONIA, GA 30056  
 DEKALB COUNTY

**DEO**  
 DAWSON ENGINEERING CONSULTANT, LLC  
 3487 CARLISLE COURT, SE  
 CONTERS, GEORGIA 30013  
 PH: 678-485-9610  
 EMAIL: Tony@edawson.com  
 CONTACT: TONY DAWSON

# PRE-DESIGNED MULTI-FAMILY FAMILY

## ALDER TRIPLEX 2



Eastway Apartments by Volumod in process in Cumberland, IN.

**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



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: [REDACTED] Email: [REDACTED]

Property Address: 6136 Shadow Rock Lane, Lithonia 30058

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

DRI: 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: X Calendar Dates: CC: X

PC: X BOC: X

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

Public Notice, Signs: X 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.

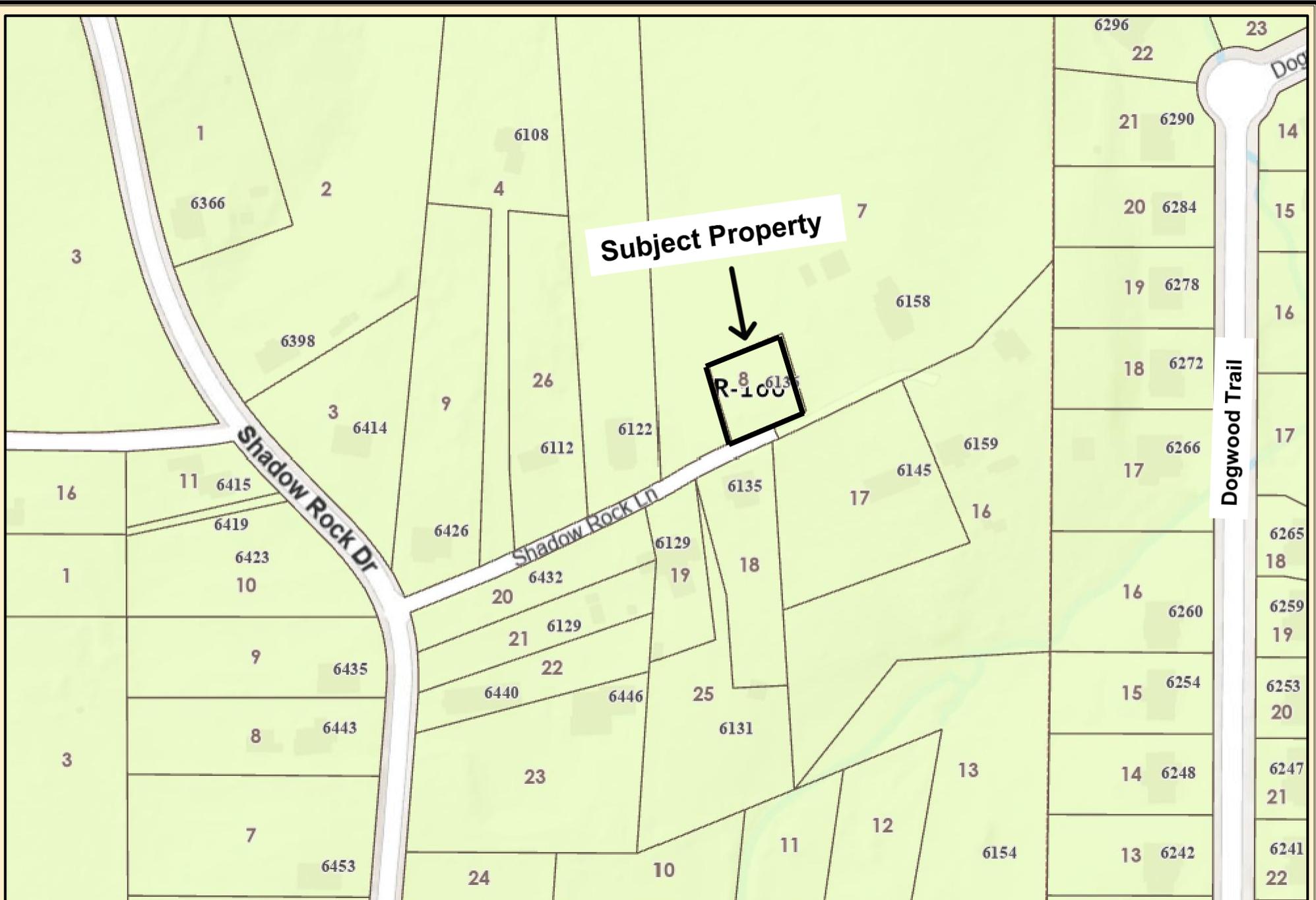
Additionally, other site requirements for RSM can be found within Section 2.11.1.

for medium- high density residential developments.

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

Planner: Andrea Folgherait, Sr. Planner

Date: October 16, 2025



**DeKalb County Parcel Map**



Date Printed: 1/14/2026



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**DeKalb County Parcel Map**



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