

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) Withdrawal without prejudice.

PLANNING STAFF: (March 2026) Withdrawal without prejudice_rev. 03.13.2026

STAFF ANALYSIS: The Applicant has requested to withdraw this application, without prejudice. Staff supports this request and recommends *“Withdrawal without prejudice”* of this application.

PLANNING COMMISSION VOTE: (March 3, 2026) Withdrawal without Prejudice 7-0-0. Motion was made by Commissioner Costello, seconded by Commissioner Murphy for withdrawal without prejudice, per the Applicant’s request.

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

From: Greg Scott <ggregscott@gmail.com>

Sent: Tuesday, March 3, 2026 8:42 PM

To: Plansustain <plansustain@dekalbcountyga.gov>; Hill, LaSondra <lahill@dekalbcountyga.gov>;
Gaynielle Scott <gaynielles@gmail.com>

Subject: Formal Request for Withdrawal Without Prejudice - Case Z-26-1247922 - 6136 Shadow Rock Lane, Lithonia, GA 30058

To the DeKalb County Planning Department,

I am the applicant for the rezoning request at 6136 Shadow Rock Lane, Lithonia, GA 30058 (Z-26-1247922). As stated during the Planning Commission meeting on March 3, 2026, I am formally requesting a Withdrawal without Prejudice. I intend to re-evaluate the site plan and address the concerns raised in the Staff report.

Thank you,

Greg Scott

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

STAFF ANALYSIS

CASE NO.:	Z-26-1247922	File ID #: N10-2026-0147
Address:	6136 Shadow Rock Lane, Lithonia, GA 30058	Commission District: 05 Super District: 07
Parcel ID(s):	16 093 03 008	
Request:	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.	
Property Owner(s):	Gregory Scott	
Applicant/Agent:	Gregory Scott	
Acreage:	0.213 (9,291 SF)	
Existing Land Use:	Vacant/Undeveloped	
Surrounding Properties:	North: SUB East: SUB South: SUB West: SUB	
Adjacent Zoning:	North: R-100 East: R-100 South: R-100 West: R-100	
Existing Land Use:	Suburban	X Consistent Inconsistent

STAFF RECOMMENDATION: Withdrawal Without Prejudice

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). 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). 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). 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). 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). 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).

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). 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). 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 AND/OR LASONDRA HILL 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**

- **Stormwater Management**

- **Flood Hazard Area/Wetlands**

- **Landscaping/Tree Preservation**

- **Tributary Buffer**

- **Fire Safety**

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

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 AND/OR LASONDRA HILL 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 AND/OR LASONDRA HILL 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): _____

Capacity (TPD): _____

Latest Count (TPD): _____

Latest Count (TPD): _____

Hourly Capacity (VPH): _____

Hourly Capacity (VPH): _____

Peak Hour Volume (VPH): _____

Peak Hour Volume (VPH): _____

Existing number of traffic lanes: _____

Existing number of traffic lanes: _____

Proposed number of traffic lanes: _____

Proposed number of traffic lanes: _____

Proposed right-of-way width: _____

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: [REDACTED]

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: [REDACTED]

Owner's Phone Number: [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] 12/14/202
Signature of Owner Date

Name of Agent

[Signature] _____
Signature of Agent Date

Gregory Scott
Name of Applicant

[Signature] 12/14/202
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. We look forward to seeing you there!

Sincerely,

A handwritten signature in black ink, appearing to read 'Greg Scott', with a long horizontal line extending from the end of the signature.

Greg Scott

Zoom Meeting Attendance

Zoom

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ReportsUsage reportsMeeting and webinar history

Document

Report queue

From11/18/2025To12/14/2025Meetings and webina...Has any dataFeature usageSearch by topic or IDSearchExport

Maximum report duration: 1 Month

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 rifrafinvestme ntslc@gmail.co m	11/19/2025 05:53:45 PM	11/19/2025 07:00:02 PM	4	67	216		

<>1 result(s)

Participants

☐ Export with meeting data☐ Show unique users

Report to ZoomExport

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	rifrafinvestme...	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
Zoom Name	Legal Name	Property Representing	
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

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📄 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, denisettravis74, dennisallen05, dstbc, ellison.taneisha, erica_weaver, ghhdcc, 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 rezoning 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. 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 rezoning 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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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. 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 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 Shirl, 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 Shirl) 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:

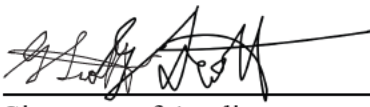
1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

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

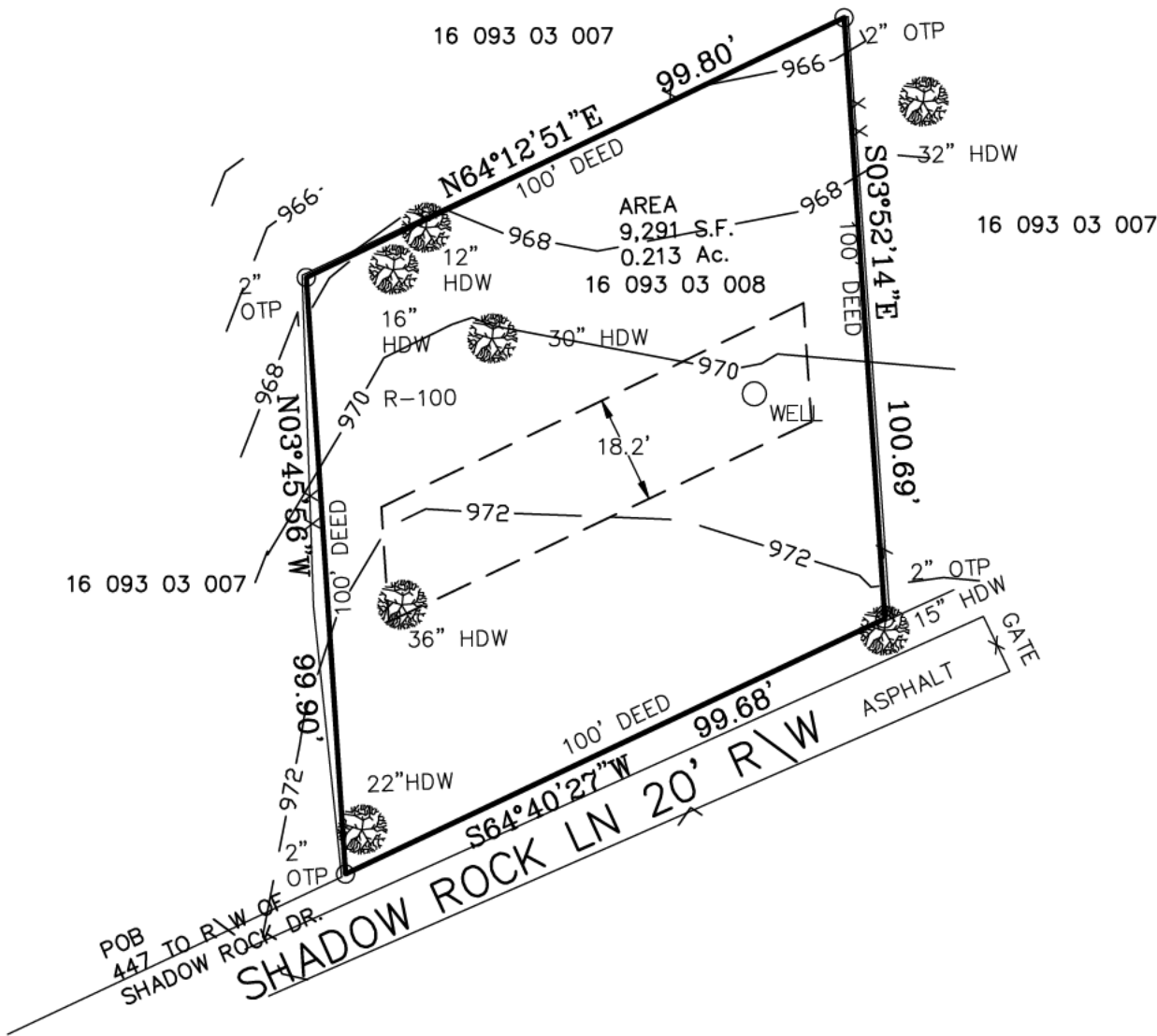
Expiration Date/ Seal

***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.

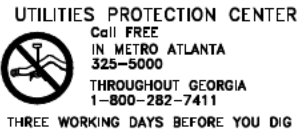
THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS SURVEY IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.



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.



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+

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

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

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.

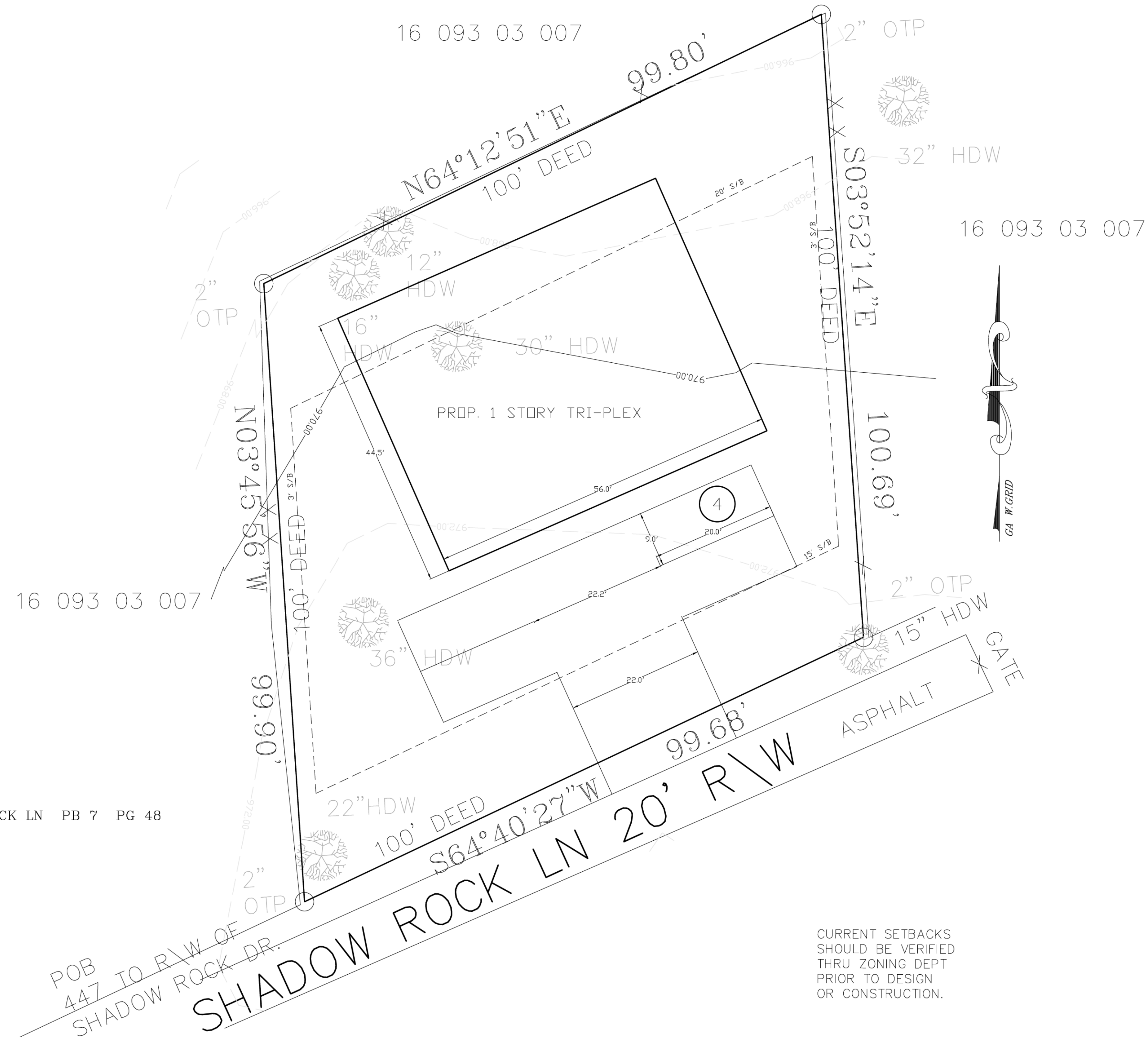
6136 SHADOW ROCK LN PB 7 PG 48

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





SITE INFO:

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

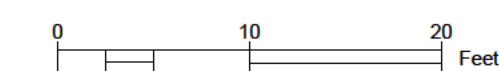
DEVELOPMENT CONTROLS

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

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



DRAWN BY	TLD
CHECKED BY	TLD
APPROVED:	

DATE	NO.	REVISIONS	BY
SCALE: 1" = 10'		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 30058
DEKALB COUNTY

DEC

DAWSON ENGINEERING CONSULTANT, LLC
3487 CARLISLE COURT, SE
CONTERS, GEORGIA 30013
PH: 678-485-9610
EMAIL: Tony@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: [REDACTED] 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

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.

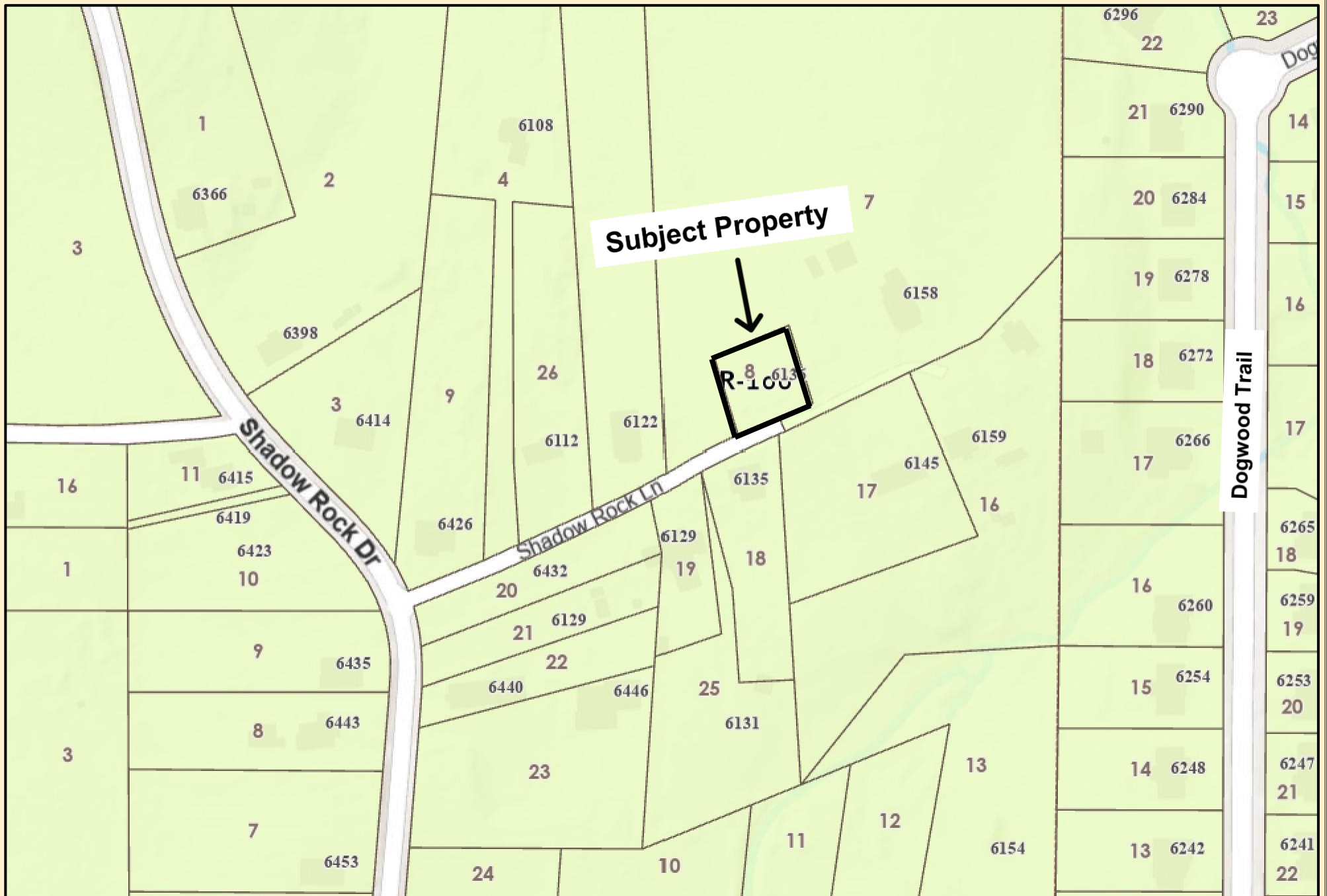
Additionally, other site requirements for RSM can be found within Section 2.11.1.

for medium- high density residential developments.

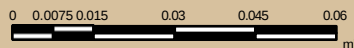
2026 calendar dates are up for adoption at the Nov. 20, 2025 BOC zoning meeting.

Planner: Andrea Folgherait, Sr. Planner

Date: October 16, 2025



DeKalb County Parcel Map

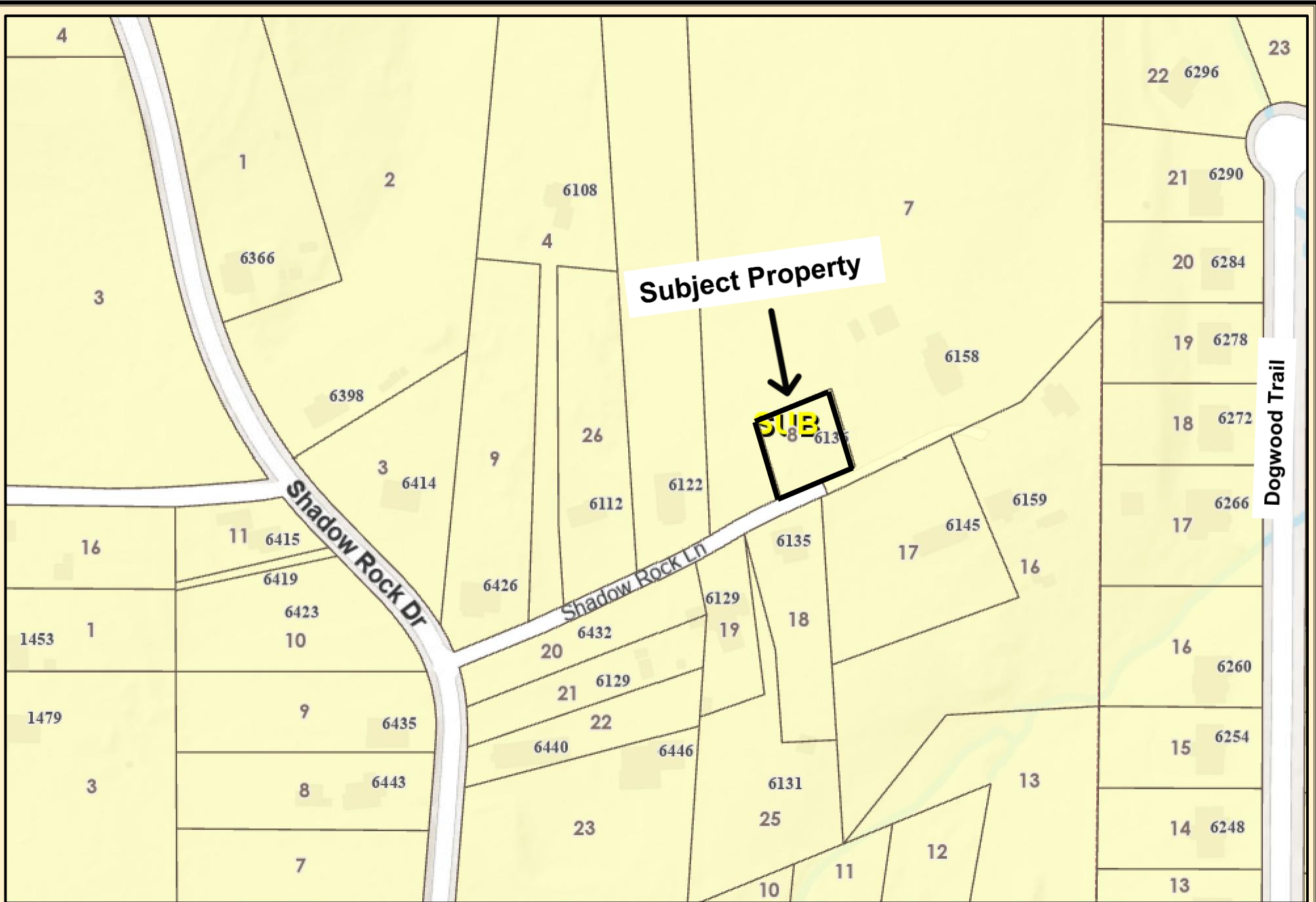


Date Printed: 1/14/2026

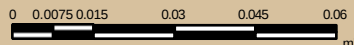


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DeKalb County Parcel Map

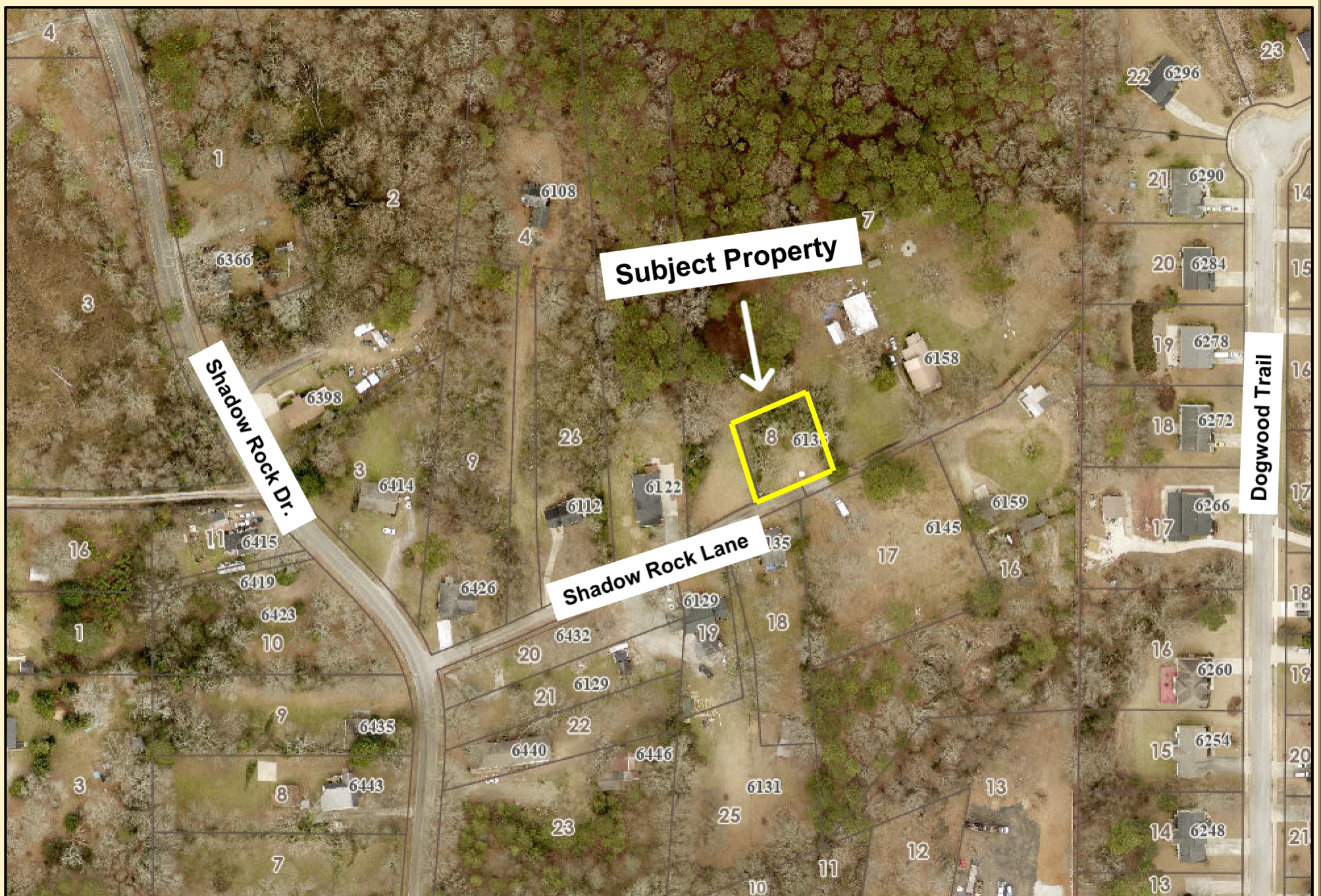


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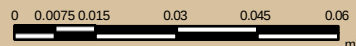


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DeKalb County Parcel Map



Date Printed: 1/14/2026



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