



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500

Decatur, GA 30030

(404) 371-2155 / plandev@dekalbcountyga.gov

Planning Commission Hearing Date: January 8, 2018, 6:30 P.M.

Board of Commissioners Hearing Date: January 22, 2018, 6:30 P.M.

STAFF ANALYSIS

Case No.: Z-19-1235311 **Agenda #:** N. 8

Location/Address: 3012 River Road & 3727 Oakvale Road, Decatur **Commission District:** 3 **Super District:** 6

Parcel IDs: 15-040-01-003 & 15-057-01-012

Request: Rezone property from R-100 (Residential-Medium Lot - 100) to RSM (Residential Small Lot Mix) for development of ten single-family detached homes.

Property Owner(s): 3012 River Road, LLC

Applicant/Agent: Shea Roberts for 3012 River Road, LLC

Acreage: 2.44 acres

Existing Land Use: A vacant single-family house.

Surrounding Properties: To the north and northeast: undeveloped, wooded property; to the east: the Pentecostal Deliverance Assembly place of worship; in all other directions, single-family residential.

Adjacent Zoning: **North:** R-100 **South:** RSM **East:** R-100 **West:** RSM **Northeast:** R-100 **Northwest:** RSM **Southeast:** RSM **Southwest:** RSM

Comprehensive Plan: SUB (Suburban) ☒ **Consistent** ☐ **Inconsistent**

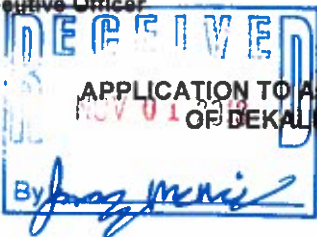
Proposed Density: 4 units/acre	Existing Density: .4 units/acre
Proposed Units: 10	Existing Units: 1
Proposed Lot Coverage: information not provided	Existing Lot Coverage: (estimated) less than 10%



DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director



APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA

Z/CZ No. 123532
Filing Fee: \$500

Date Received: _____ Application No.: 2-18-1235311

Applicant: 3012 River Road, LLC c/o Shea Roberts E-Mail: sroberts@grdlegal.com

Applicant Mailing Address: 945 East Paces Ferry Road, Atlanta, GA 30326

Applicant Phone: (404) 924-2850 Fax: (404) 795-0734

Owner(s): 3012 River Road, LLC E-Mail: sroberts@grdlegal.com
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address: 2921 Piedmont Road Ste B, Atlanta, GA 30305

Owner(s) Phone: (404) 924-2850 Fax: (404) 795-0734

Address/Location of Subject Property: 3012 River Road / 3727 Oakvale Road, Decatur, GA 30034

District(s): 15 Land Lot(s): 40, 57 Block: _____ Parcel(s): 15-040-01-003 / 15-057-01-012

Acreage: 2.438 Commission District(s): 3

Present Zoning Category: R100 Proposed Zoning Category: RSM

Present Land Use Category: SUB

PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? ☒ Yes ☐ No

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 C.E.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

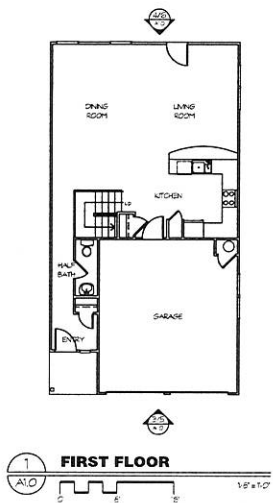
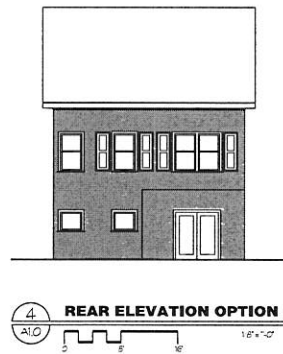
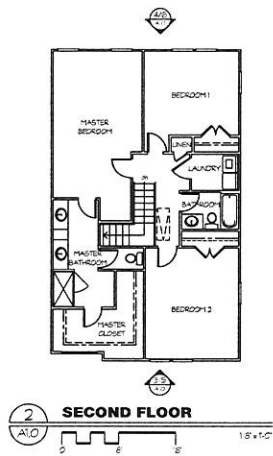
NOTARY

EXPIRATION DATE: March 4, 2019

SIGNATURE OF APPLICANT / DATE

Check One: Owner ☐ Agent ☒

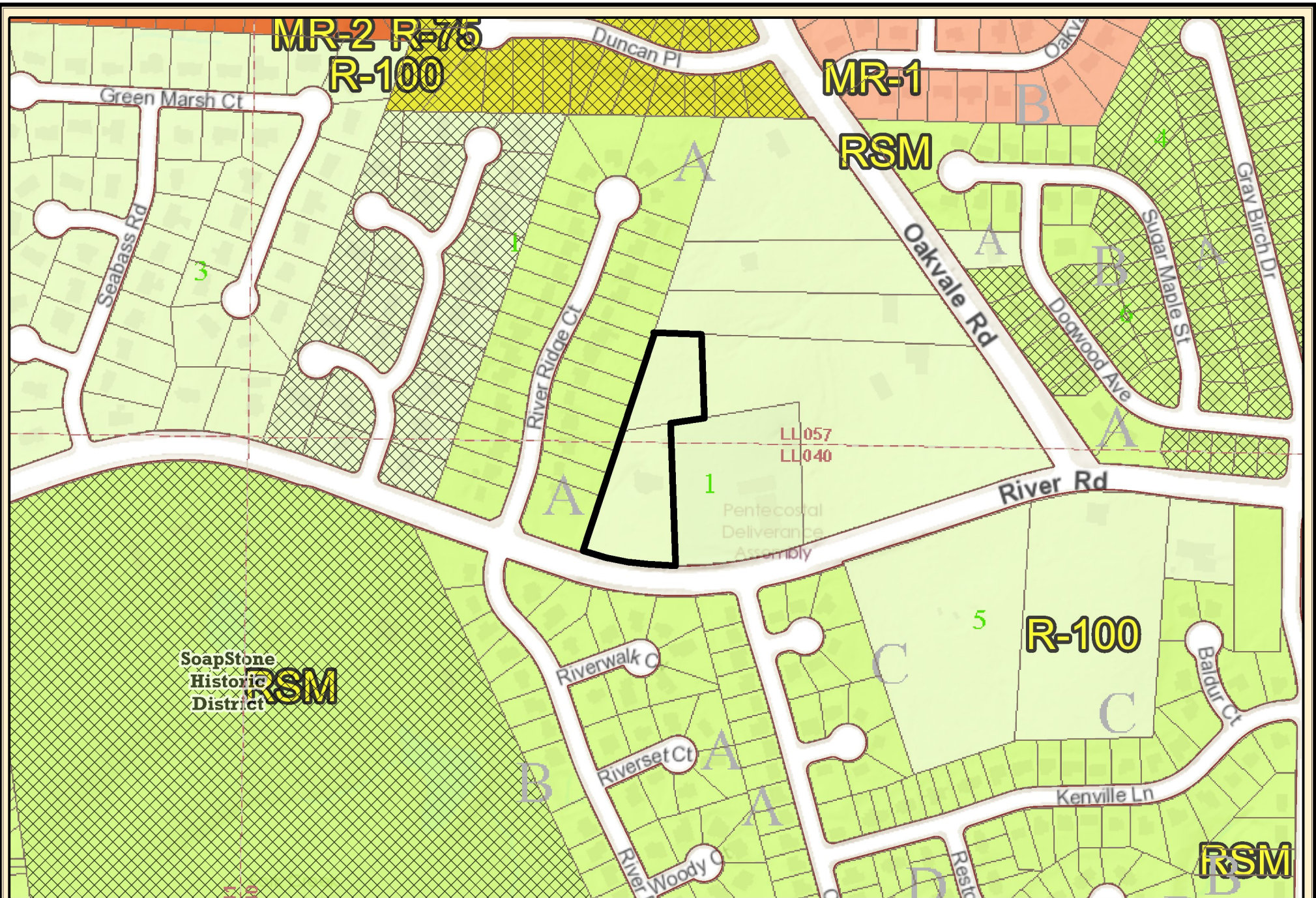
830 West Peachtree Street, Suite 100-500 - Decatur, Georgia - 30030
[voice] 404.371.2155 - [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007
Web Address <http://www.dekalbcountyga.gov/planning>
Email Address: planninganddevelopment@dekalbcountyga.gov



REV.	DATE	DESCRIPTION

DRAWN BY: JSP
CHECKED BY: REP
**FLOOR PLAN/
ELEVATIONS**

A1.0



Z-19-1235311

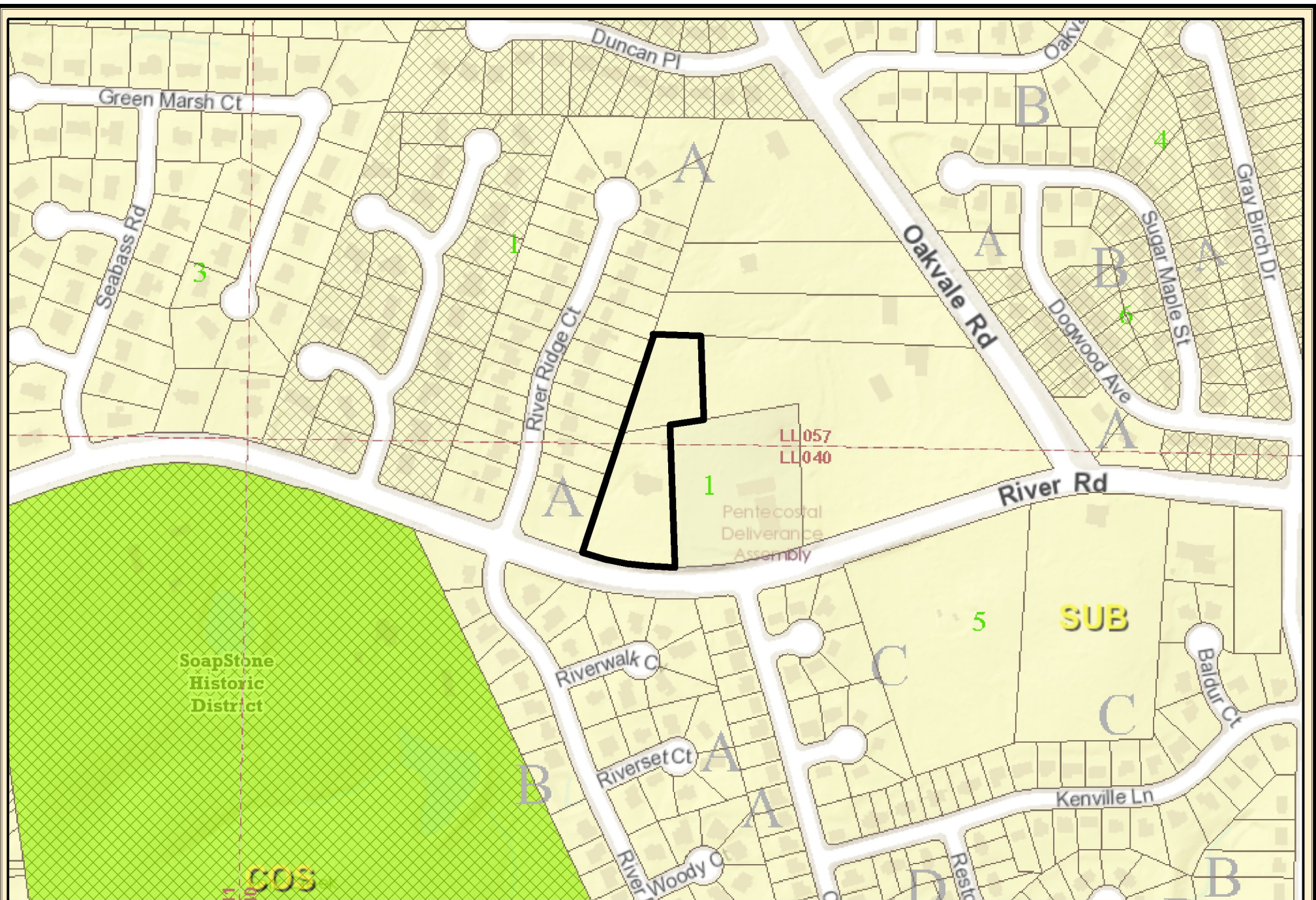


Date Printed: 12/4/2018



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Z-19-1235311

0 40 80 160 240 320
Feet

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