



Michael Thurmond
Chief Executive Officer

DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

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

Planning Commission Hearing Date: September 01, 2020

Board of Commissioners Hearing Date: September 24, 2020

STAFF ANALYSIS

Case No.: Z-20-1243841 **Agenda #:** D.2

Location/Address: The property is located along the south side of Stephenson Road, approximately 1,067 feet east of the intersection of Stephenson Road and South Deshon Road at 1467, 1503 and 1513 Stephenson Road, Lithonia, GA. **Commission District:** 5 **Super District:** 7

Parcel ID: 16-159-01-003; 16-162-05-002; 16-162-05-003

Request: To rezone property from R-100 (Residential Medium Lot) District to RSM (Small Lot Residential Mix) District to develop a 164-lot single-family detached subdivision at a density of 3.59 units per acre.

Property Owner: Paul King; Vickie S. McGhee; Wayne A. Gunter; Dorothy Lee Cape

Applicant/Agent: Parkland Communities, LLC / co Battle Law, P.C.

Acreage: 45.66 Acres

Existing Land Use: Three Single Family Residences & Accessory Structures

Surrounding Properties Adjacent Zoning: Adjacent to the site along the west, south and east property lines are single-family detached subdivisions zoned RSM. Along the north side of Stephenson Road across from the site are properties zoned R-100 and RSM that are developed with single-family detached residences. R-100 zoned properties abut the subject site along the Stephenson Road frontage. Further west at the southeast intersection of Stephenson Road and South Deshon Road is property zoned C-1 (Local Commercial) District.

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

Proposed Residential Units: 164	Existing Residential Units: 3
Proposed Lot Coverage: 35% Per Lot	Existing Lot Coverage: <35% Per Lot



DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director

AMENDED AND RESTATED APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA

Z/CZ No. Z-20-1243841
Filing Fee: \$500

Date Received: February 27, 2020 Application No.: _____

Applicant: Parkland Communities, Inc. c/o Battle Law, P.C. E-Mail: mlb@battlawpc.com

Applicant Mailing Address:
One West Court Square, Ste. 750 Decatur, GA 30030

Applicant Phone: 404.601.7616 Fax: 404.745.0045

Owner(s): See Attached E-Mail: _____
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address: See Attached

Owner(s) Phone: _____ Fax: _____

Address/Location of Subject Property: 1513 Stephenson Road Lithonia, GA 30058 Tax Parcel 16 162 05 003
1467 & 1503 Stephenson Road, Lithonia, GA 30058

District(s): 16 Land Lot(s): 159 & 162 Block: 01 & 05 Parcel(s): 003 & 002

Acreage: ~~46.000~~ 45.662 Commission District(s): 5 & 7

Present Zoning Category: R-100 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 X 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 G.E.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.
Parkland Communities, Inc.

NOTARY

SIGNATURE OF APPLICANT / DATE

Check One: Owner _____ Agent X

EXPIRATION DATE / SEAL

FEB 26 2020

D.2 Z-20-1243841

Survey

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	4597.62'	267.90'	267.86'	S 69°50'50" E	3°20'19"
C2	1825.67'	328.88'	328.43'	S 76°40'31" E	10°19'16"

LINE TABLE		
LINE	BEARING	DISTANCE
1	S 63°33'33" E	64.931
2	N 71°00'00" E	100.000
3	N 81°17'36" E	105.551
4	S 78°21'00" E	125.444
5	N 71°00'00" E	100.000
6	N 80°57'53" E	143.831
7	N 70°03'33" E	135.000
8	N 71°00'00" E	100.000
9	S 88°54'01" E	140.110
10	N 71°00'00" E	100.000
11	S 72°22'00" E	106.083
12	S 72°00'00" E	151.220
13	N 71°00'00" E	100.000
14	S 60°01'30" E	127.999
15	S 74°44'16" E	117.999
16	N 71°00'00" E	100.000
17	S 27°00'33" E	162.420
18	N 71°00'00" E	100.000
19	S 25°05'05" E	155.000
20	S 5°08'28" E	151.633
21	N 71°00'00" E	100.000
22	S 40°01'51" E	181.713
23	S 75°41'30" E	116.182
24	N 71°00'00" E	100.000
25	S 07°02'21" E	171.871
26	S 22°52'36" E	161.881
27	N 71°00'00" E	100.000
28	S 15°00'19" E	198.350
29	N 71°00'00" E	100.000
30	S 33°22'15" E	154.000
31	S 44°30'25" E	124.744
32	N 71°00'00" E	100.000
33	S 51°21'39" E	108.822
34	S 51°21'39" E	116.471
35	N 71°00'00" E	100.000
36	S 35°15'45" E	166.226
37	N 71°00'00" E	100.000
38	S 71°00'00" E	100.000
39	S 19°48'59" E	206.010
40	N 71°00'00" E	100.000
41	S 69°24'15" E	121.000
42	S 23°04'25" E	111.000
43	N 71°00'00" E	100.000
44	S 07°02'21" E	199.444
45	N 71°00'00" E	100.000
46	S 40°01'51" E	186.831
47	N 71°00'00" E	100.000
48	S 12°38'51" E	201.831
49	N 71°00'00" E	100.000
50	S 46°00'33" E	131.671
51	S 47°30'33" E	126.226

(M)
(C)
(R)


SS _____

R' _____

DIC _____

X X

☐
☐
☒

LL
263

MEASURED DISTANCE
CALCULATED DISTANCE
RECORD DISTANCE
STORM SEWER LINE
SANITARY SEWER
WATER LINE
GAS LINE
OVERHEAD ELECTRIC
PROPERTY LINE
ADJACENT PROPERTY LINE
FENCE
IRON PIN FOUND
CALCULATED POINT
R/W MARKER

LAND LOT

SANITARY SEWER INVERTS	
SSWH # 41	SSWH # 44
TOP OF RM: 781.60	TOP OF RM: 785.68
INV. IN: 772.51	INV. IN: 772.51
INV. OUT: 772.44	INV. OUT: 775.42
SSWH # 42	SSWH # 45
TOP OF RM: 782.07	TOP OF RM: 785.31
INV. IN: 773.59	INV. IN: 776.08
INV. B(C) OF 3"R-SCU(4")= 774.94	INV. P(T) OF 3"R-SCU(4")= 776.70
INV. OUT: 773.80	INV. OUT: 776.60
SSWH # 43	SSWH # 46
TOP OF RM: 783.69	TOP OF RM: 787.08
INV. IN: 774.83	INV. IN: 776.43
INV. OUT: 774.77	INV. OUT: 776.38

SURVEYOR'S CERTIFICATION

TO: Parkland Communities Inc., and Trinity Title Insurance Agency;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a)(b), 8, 11, 13, 14, 16, 17, 18, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED DURING THE MONTH OF JANUARY 2020.

DAVID L. ANDERSON, GA. R.L.S. #3305

1-28-2020
DATE

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

OVERALL PARCEL
1,989,045.37 SQ. FT.
45.662 ACRES

An aerial photograph showing a road intersection. A large white sign with black text reads 'STEPHENSON ROAD'. Below the main sign, smaller text says '(VARIABLE R/W)' and 'ONE'. The road surface is dark, and there are white dashed lines indicating lane markings. A small black dot is visible on the road surface near the sign.

PARCEL N/F UNION JACK

THIS PARCEL IS NOT CURRENTLY INCLUDED IN THE TITLE
COMMITMENT PROVIDED FOR THE SURVEYOR OR SHOWN HEREDON

SURVEY NOTES

1. All easements and rights of way of which the surveyor has knowledge are shown herein, others may exist of which the surveyor has no knowledge and which he is not to observe evidence.
2. The property shown herein is subject to all easements and restrictions of record both written and unwritten.
3. According to the Flood Insurance Rate Map (FIRM) for DeWitt County, Georgia, (Community-number 13080031-106, dated December 18, 2016), a portion of the subject property is within Zone AE which is defined as "base flood elevation determined", another portion lies within Zone X showed which is defined as 0.2% Annual Flood Recurrence. The flood zone is shown with a wavy orange line. The orange line represents the flood zone with a depth of less than one square mile, the flood portion lies within Zone X which is defined as flood zone determined to be located on the 0.2% annual exceedance floodplain."
4. The locations of underground utility shown herein are based on visible structures and maps and/or field located markings provided by 811. That is not to be construed as the time of the field survey and are approximate only. The property shown herein may be served by underground utilities which are not shown herein. Alliances made no warranties or claims that all utilities are accurately located. All underground utilities should be contacted before beginning any ground or construction.
5. North arrow and bearings shown herein are based on CA West Zone - NAD 83 datum. The using the Leica Total Station (GPS) and obtained by the observations on 01-07-2020 using the Leica SmartLink System. All distances are horizontal ground measurements expressed in U.S. Survey Feet.
6. The field data upon which this plot is based is the compass precision of one (1) second, a distance of 100 feet and 10 seconds per angle point and was adjusted using the compass rule method.
7. This plot has been calculated for closure and is found to be accurate within one (1) cent in 287,664 feet.
8. Equipment used for measurement:
 Topcon TS161 Robotic Total Station
 Leica: Leica Robotic Total Station
 GPS: Leica GSX GPS Receiver
9. This plot was prepared for the exclusive use of the person, persons, or authorized persons. This plot is not to be used by any other person, persons or entity without express written certification by the surveyor naming said person, persons, or entity.
10. State, County, Local Bureaus and Other agencies might exist on the subject of this survey and not shown herein.
11. This survey is not valid without the Original Signature and Seal of a Georgia Licensed Surveyor.
12. There was no observable evidence of human Burials or Cemeteries on the Subject Property at the time of the field survey.
13. Alliance Surveying does not warrant the existence or nonexistence of any unshown or unrecorded easements, restrictions, or other interests.

SURVEY CERTIFICATION:

THIS PLAN IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION CONTAINED HEREIN IS FOR THE PURPOSE OF RECORDING THE CREATED PARCEL OR PARCELS AS STATED HEREON. RECORDATION OF THIS PLAN DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY PARTICULAR USE. THE SURVEYOR HAS REVIEWED THE UNDERMINED LAND SURVEYOR CERTIFIES THAT THIS PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF SURVEYING AND MAPPING FOR LAND SURVEYORS AND LAND SURVEYORS AND SET FORTH IN O.C.G.A. SECTION 15-6-67.

DAVID L. ANDERSON, GA. R.L.S. #3305

1-28-2020

ALLIANCE
ENGINEERING + PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

ALLIANCE

L.S.F. 1322

6095 ATLANTA HIGHWAY SUITE 100
FLOWER BRANCH, GA. 30542
678.828.9424 | www.aepall.com

LOCATED IN
LAND LOTS 159 AND 162
16TH DISTRICT
DEKALB COUNTY, GEORGIA

STEPHENSON TRACT
LITHONIA GEORGIA

FOR
PARKLAND COMMUNITIES INC.
ALPHARETTA, GEORGIA

date	value
01/24/20	
05/05/20	added new parcel
$x_1(2)$	
$x_1(3)$	
$x_1(4)$	
$x_1(5)$	
$x_1(6)$	
$x_1(7)$	

rafted by	M.C.B.
checked by	D.L.A.
Project #	19062



Know what's below.
Call before you dig.
THE LOCATIONS OF EXISTING

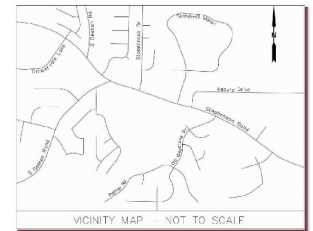
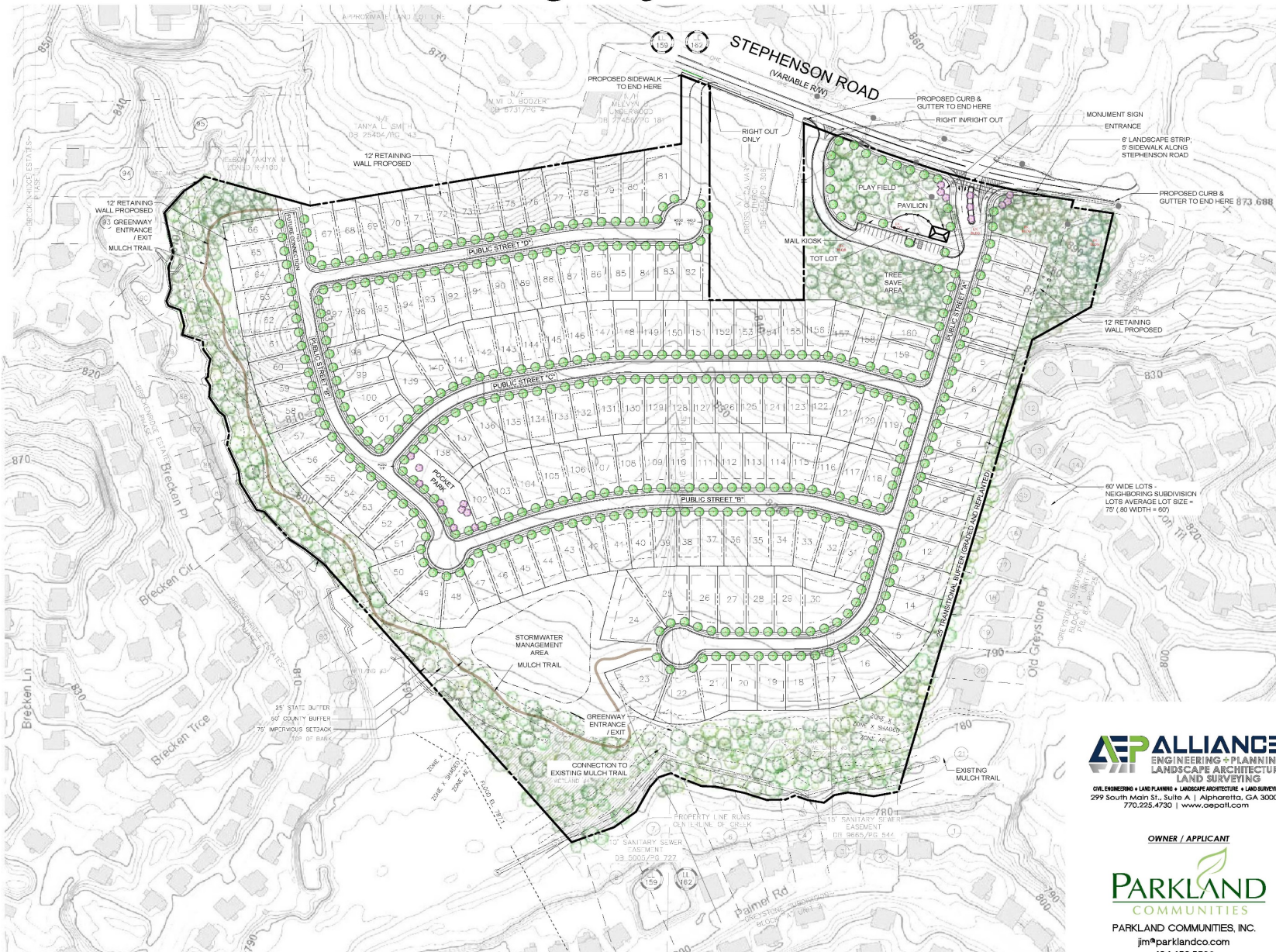
UNDERGROUND UTILITIES ARE SHOWN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND

BEES TO BE FULLY RESPONSIBLE
FOR ANY AND ALL DAMAGES WHICH
MIGHT BE OCCASIONED BY THE
CONTRACTOR'S FAILURE TO EXACTLY
LOCATE AND PRESERVE ANY AND ALL
UNDERGROUND UTILITIES.

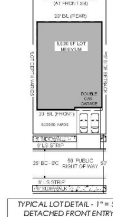
SHEET NO:
 1 OF 2

1 OF 2

Kingsley Creek



VICINITY MAP NOT TO SCALE
LAND LOTS 159 AND 162, 16TH DISTRICT, DEKALB COUNTY, GEORGIA



DATA TABLE	
GROSS ACRES:	45.662 AC. (1,989,045.37 SQ. FT.)
EXISTING ZONING:	R100
PROPOSED ZONING:	RSM
TOTAL LOTS:	160 LOTS
50' LOTS:	130 LOTS (LOTS 31 - 160)
60' LOTS:	30 LOTS (LOTS 1 - 30)
GROSS DENSITY:	3.50 U/A
MIN. UNIT HEATED AREA:	1,800 SF
BUILDING SETBACKS	
FRONT:	20' THOROUGHFARES; 20' INTERNAL (20' MIN DRIVEWAYS)
SIDE / CORNER:	SAME AS FRONT
REAR:	20'
SIDE:	3'
BETWEEN FOUNDATIONS:	10' BETWEEN FOUNDATIONS
BUFFER:	AS SHOWN
LANDSCAPE STRIP:	AS SHOWN
BUILDING HT. MAXIMUM:	35'
ADDITIONAL CALCULATIONS	
OPEN SPACE REQUIRED:	20% OR 9.13 ACRES
OPEN SPACE PROVIDED:	+/- 20.2% OR +/- 9.22 ACRES
ENHANCED REQUIRED:	10% OR 4.56 ACRES
ENHANCED PROVIDED:	10% OR 4.56 ACRES
LOT COVERAGE ALLOWED:	50% (MAXIMUM PER LOT OR TOTAL PARCEL ACREAGE)
LOT COVERAGE PROVIDED:	50.0% (PER LOT OR TOTAL PARCEL ACREAGE)
SIDEWALK PROVIDED ON SITE:	+/- 10,250 L.F.
SIDEWALK PROVIDED ALONG STEPHENSON RD.:	+/- 500 L.F.
MULCH TRAIL PROVIDED:	+/- 2,000 L.F.
PARKING ANALYSIS	
LOT TYPE	GARAGE/DRIVEWAY
FRONT ENTRY	2 2 2 4 180 640
TOTAL PARKING SPACES REQUIRED FOR LOTS	320
AMENITY / MAIL KIOSK PARKING PROVIDED	18
TOTAL PARKING SPACES PROPOSED FOR RESIDENTIAL	698

ALLIANCE
ENGINEERING + PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
CIVIL ENGINEERING + LAND PLANNING + LANDSCAPE ARCHITECTURE + LAND SURVEYING
299 South Main St., Suite A | Alpharetta, GA 30009
770.225.4730 | www.aepall.com

OWNER / APPLICANT

PARKLAND
COMMUNITIES

PARKLAND COMMUNITIES, INC.
jim@parklandco.com
404.456.5562

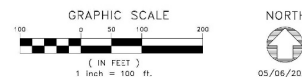
PROPERTY OWNERS:
PID: 16 159 05 003 - MR. KING W PAUL
PID: 16 162 05 002 - WAYNE A GUNTER; VICKIE S MCGHEE
PID: 16 162 05 003 - CAPE DOROTHY LEE, HER ESTATE, ADMIN. EXECUTOR, AND HEIRS, KNOWN AND UNKNOWN

SEWER NOTE:
SEWER WILL BE A GRAVITY LINE AND CONNECT TO THE EXISTING SEWER MANHOLE ON SITE.

WATER NOTE:
WATER IS PROVIDED BY DEKALB COUNTY.

FLOOD NOTE:
A PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD PLAIN AS PER FEMA MAP NO. 13060113K, DATED DECEMBER 18, 2016.

REQUESTED VARIANCES:
1. GRADED AND REPLANTED BUFFERS AS SHOWN.
2. GRADING CAN BE ALLOWED WITHIN THE 75' STREAM SETBACK, BUT NOT THE 50' COUNTY BUFFER.
3. ALL HOMES TO HAVE FRONT ENTRY GARAGES AND DRIVEWAYS.
4. ALL RETAINING WALLS ARE ALLOWED TO BE UP TO 12' TALL.



Stephenson Road Site Plan



PARKLAND
COMMUNITIES

Kingsley Creek



ALLIANCE
ENGINEERING + PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

KINGSLEY CREEK

CHARACTER IMAGES

50' LOTS



60' LOTS



AMENITY AREA



THESE CHARACTER IMAGES
ARE CONCEPTUAL AND ARE
SUBJECT TO CHANGE

Stephenson
Road
Elevations

PARKLAND
COMMUNITIES

Stephenson Road School Capacity

Facility/School	Type	Cluster	Region	Enrollment	Capacity
Pine Ridge ES	ES	Stephenson	3	570	856
Princeton ES	ES	Stephenson	3	743	958
Rock Chapel ES	ES	Stephenson	3	537	697
Stephenson HS	HS	Stephenson	3	1387	2041
Stephenson MS	MS	Stephenson	3	988	1374

