

Agenda Item

File #: 2020-0601 File Status: Preliminary Item

9/1/2020

Public Hearing: YES IND IDepartment: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 5 & 7

Application of Parkland Communities, Inc c/o Battle Law, PC to rezone properties from R-100 (Residential Medium Lot) District to RSM (Residential Small Lot Mix) District to develop a 160-lot single family detached subdivision at a density of 3.50 units per acre, at 1467, 1503 & 1513 Stephenson Road.

PETITION NO: D2. Z-20-1243841 2020-0601

PROPOSED USE: Single-Family Detached Subdivision - 160 Lots

LOCATION: 1467, 1503 and 1513 Stephenson Road, Lithonia, GA.

PARCEL NO. : 16-159-01-003; 16-162-05-002; 16-162-05-003

INFO. CONTACT: Karen Hill

PHONE NUMBER: 404-371-2155 X4

PURPOSE:

Application of Parkland Communities, Inc c/o Battle Law, PC to rezone properties from R-100 (Residential Medium Lot) District to RSM (Residential Small Lot Mix) District to develop a 160-lot single family detached subdivision at a density of 3.50 units per acre. The property is located on 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. The property has approximately 762 feet of frontage along the south side of Stephenson Road and contains 45.66 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: (8/10/2020) Approval with Condition; (6/8/2020) Approval.

PLANNING COMMISSION: (7/7/2020) Full Cycle Deferral.

PLANNING STAFF: Approval with Conditions.

STAFF ANALYSIS: The proposed request to rezone property from R-100 (Residential Medium Lot-100) District to RSM (Small Lot Residential Mix) District to construct 160 single-family detached residences at a proposed density of 3.50 units per acre is compatible with other surrounding zoned RSM properties in the area. The request is compatible with the Suburban (SUB) Character Area in the 2035 Comprehensive Land Use Plan

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and the following policies: density increases, infill development and residential protection. Due to the potential impact of increased traffic along Stephenson Road to existing surrounding and nearby residential developments in the area, the applicant has requested a traffic study to recommend traffic calming measures for the proposed development. Therefore, the Planning and Sustainability Department recommends "Approval, subject to Staff's recommended conditions; and to include any recommended conditions suggested by the traffic study when completed".

PLANNING COMMISSION VOTE: (7/7/2020) Full Cycle Deferral 7-1-0. G. McCoy moved, P. Womack, Jr. seconded for a Full Cycle Deferral to allow for a traffic study and time for more dialogue between the applicant and the neighborhoods. J. West opposed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (8/10/2020) Approval with Condition 7-1-0. Traffic remediation measures will be taken if the soon to be released traffic study suggests such measures; (6/8/2020) Approval 8-0-0. No opposition. Proposed density is consistent with adjacent and surrounding subdivisions.

Z-20-1243841 RECCOMENDED CONDITIONS

- 1. The development shall have a maximum of 160 single-family detached residential units. Conceptual layout of site plan and building design shall be subject to approval of the Director of Planning & Sustainability Department.
- 2. Vehicular ingress and egress shall be subject to approval by the DeKalb County Department of Public Works, Transportation Division.
- 3. Implement traffic recommendations suggested by the pending traffic study to be submitted by the applicant when completed.
- 4. Dedicate a minimum 35 feet of right of way from centerline of Stephenson Road or the amount needed for all public infrastructure (required 6-feet wide sidewalks, bike lanes, street lights), whichever greater.
- Professional engineer must provide signed and sealed sight distance calculations for access points on Stephenson Road to ensure driveway has intersection and stopping sight distance based on AASHTO (American Association of State Highway and Transportation Officials) sight distance guidelines prior to permitting.
- 6. Six-feet wide sidewalks required along Stephenson Road frontage.
- 7. A mandatory homeowners' association shall be created and shall be governed by a declaration of covenants, conditions, and restrictions. The homeowner association shall be responsible for the maintenance of required transitional buffer, open space within the property, street lighting, amenity areas and pedestrian paths.
- 8. Provide open space in compliance to Chapter 27-Article 5 of the DeKalb Code of Ordinances per conceptual site plan.
- 9. Front building facades shall be made of 50% brick, stacked stone, or masonry stucco.
- 10. No residential units shall directly face Stephenson Road.
- 11. All exterior lighting shall be screened from adjacent properties or shielded to minimize glare and keep light inside the development.
- 12. Provide a minimum six-foot high fence along the interior property lines external to the buffer. The buffer must meet requirements of Section 27-5.4.5(C)(1) -(C)(3) of this code regarding planting height, planting type, and planting functions.
- 13. A six-foot high fence and minimum 15-feet wide buffer on the public street adjacent frontage, or a 30 feet wide planted buffer with a four- foot high berm on the public street adjacent frontage shall be provided along Stephenson Road. The buffer must meet requirements of Section 27-5.4.5(C)(1) (C)(3) of this code regarding planting height, planting type, and planting functions. Street -facing fences shall have masonry (brick, stone, or hard coat stucco finish) piers separating fence sections with maximum lengths of 24 feet. A pier shall be required at any point where the fence changes direction. Piers must be at least 12 inches wide.

- 14. The entrance points into the subdivision shall be as shown on the site plan submitted to planning staff stating revised 07/15/20 and as approved per the DeKalb County Transportation Department. Prior to the issuance of the LDP for the proposed subdivision, a traffic study shall be completed and submitted to the DeKalb County Transportation Department to determine whether a dedicated left turn lane into the subdivision is needed, and if so, the developer of the subdivision shall be obligated to install the dedicated left turn lane.
- 15. Sidewalks shall be installed in the existing public right of way along the frontage of the property located at 1451 Stephenson Road adjacent to the subject property.
- 16. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300 Decatur, GA 30030 (404) 371-2155 / www.dekalbcountyga.gov/planning

Michael Thurmond
Chief Executive OfficerPlanning Commission Hearing Date: September 01, 2020Board 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; 16-1	62-05-003			
Request:	To rezone property from R-100 (Residential Medium Lot) District to RSM (Small Lot Residential Mix) District to develop a 160-lot single-family detached subdivision at a density of 3.50 units per acre.				
Property Owner:	Paul King; Vickie S. McGhee; Wayne A. Gunter				
Applicant/Agent:	Parkland Communities, LLC / co Battle Law, P.C.				
Acreage:	45.66 Acres				
Existing Land Use:	Three Single Family Residences and	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 are properties zoned R-100 and RSM and developed with single-family detached residences. R-100 zoned properties abut the subject site. Further west at the southeast intersection of Stephenson Road and South Deshon Road is property zoned C-1 (Local Commercial) District and developed with a childcare and vet clinic.				
Comprehensive Plan:	Suburban (SUB)	XConsistent			

Proposed Residential Units.: 160	Existing Residential Units: 3
Proposed Lot Coverage: Maximum 50% Per Lot	Existing Lot Coverage: <35% Per Lot

SUBJECT PROPERTY

The subject 45.66 -acre site consists of three contiguous tracts of land with frontage on Stephenson Road (a two-lane collector street). Properties are developed with moderate size single-family detached residences with accessory structures. All properties are heavily wooded with dense vegetation and mature trees. The west and south property lines run the centerline of a creek adjacent to the site. A mixture of residential developments, institutional and nearby commercial uses surround the site. Adjacent to the site along the west property line is Breckenridge Estates subdivision. East and south adjacent to the site is Greystone subdivision. Along the north side of Stephenson Road is Stonebrook, Stonemill Manor and Asborough subdivisions. Adjacent to the site along internal property lines is the Cross of Calvary Baptist Church. Other places of worship in the area near the site are Voices of Praise Church of God and Christ Apostolic Church. Child Time childcare and Deshon Animal Hospital are located west of the site at the intersection of South Deshon Road and Stephenson Road. The site has been zoned R-100 (Residential Medium Lot) District since the original adoption of the DeKalb County Zoning Ordinance in 1956.

ZONING ANALYSIS

The revised site plan submitted to planning staff on July 15, 2020 requests an amendment to the Official Zoning Map pursuant to Chapter 27, Article 7.3 of the DeKalb Code of Ordinances to rezone the 45.66-acre site to the RSM (Small Lot Residential Mix) District to allow for the development of 160 detached single-family residences at a density of 3.50 units per acre. The proposed RSM zoning district is consistent and compatible with RSM zoned residential properties adjacent west, east and south of the site. North of the site on Stephenson Road are RSM zoned properties. The proposed rezoning to RSM (Small Lot Residential Mix) District is appropriate for this site given its consistency with the 2035 Comprehensive Land Use Plan which designates this within the Suburban (SUB) Character Area. The intent of the Suburban (SUB) Character Area is to recognize those areas of the county that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility. The future land use for the surrounding properties to the west, north and east are all designated Suburban (SUB) Character Area.

PROJECT ANALYSIS

The applicant submitted a revised site plan to planning staff on July 15, 2020. In summary, the changes from the site plan presented to the Planning Commission are as follows:

- 1. The total number of lots were reduced from 164 to 160.
- 2. The total number of lots having 50 feet of frontage has decreased from 150 lots to 130.
- 3. The total number of lots having 60 feet of more or frontage has increased from 14 lots to 30.
- 4. A third access point was added that allows residents to exit only from the subdivision onto Stephenson Road;
- 5. A right in/right out was relocated to make the greenspace work better. The super boulevard entrance at the front is being kept as the primary entrance.

The proposed subdivision includes an amenity area next to the property entrance consisting of a tot lot, pavilion and playfield. As part of the amenity area, the site proposes a mulch trail within the required stream buffer along the west and south property lines. Per information on the revised site plan, variances will be requested to grade and replant the buffer. A tree save area (dedicated open space) is depicted interior to the development across from the amenity area. A landscaped stormwater management area is depicted along the southwest portion of the site adjacent to the required stream buffer. A 25-feet wide transitional buffer along 60-foot wide lots is depicted along the east property line adjacent to the Greystone subdivision in compliance with Article 5.2.3.B Compatibility of new and existing subdivisions

of the DeKalb County Zoning Ordinance. Sidewalks and landscaping are proposed along Stephenson Road frontage and interior to the development along public street frontage.

The DeKalb County Code requires two access points for more than 150 units. Access to and from the subdivision is proposed via three proposed curb cuts on Stephenson Road. One access is a full-service curb cut at the property entrance next to the amenity area. The second proposed access is a right-in, right-out only on the opposite side of the amenity area. The third access point is an exit only onto Stephenson Road. The applicant submitted a trip generation memo on the Stephenson Road tract prepared by Kimley-Horn and Associates, Inc. dated February 24, 2020 for the proposed 160 lot subdivision. In summary it states the following: The proposed development is projected to generate 1,602 total daily trips (801 in; 801 out), 118 total AM peak hour trips, and 160 total PM peak hour trips. No reductions for alternative transportation modes (walking, cycling, transit, carpooling, etc.) were taken.

Impact Analysis

Section 27-7.3.4 of the DeKalb County Code states that the following standards and factors shall govern the review of all proposed amendments to the Official Zoning Map.

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan:

The 2035 Comprehensive Plan designates the subject site within the Suburban (SUB) Character Area. The intent of the Suburban (SUB) Character Area is to recognize those areas of the county that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility. The proposed rezoning is in conformity with the policy and intent of the 2035 Comprehensive Plan.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adj acent and nearby properties:

The proposed rezoning to the RSM (Small Lot Residential Mix) District complies with Chapter 27- Article 5.2.3 Compatibility of new and existing subdivisions by providing a 25-foot wide transitional buffer along the perimeter property lines adjacent to single-family detached residences on minimum lot sizes of 5,000 square feet. Therefore, the proposed residences are suitable in view of adjacent residential properties.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:

The site as currently zoned R-100 would not provide the greatest economic use for the site. Larger homes on larger lots would produce fewer residences resulting in increased costs for construction and purchase.

D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:

The rezoning request to the RSM (Small Lot Residential Mix) District should not adversely affect the use or usability of adjacent and/or nearby residential properties in the area along Stephenson Road.

E. Whether there are 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:

The opportunity for home ownership for DeKalb County residents and compliance to development standards provide supporting grounds for approval of the zoning request.

F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources:

It appears that the proposed rezoning will not adversely affect historic buildings, sites, districts or archaeological resources.

G. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:

The zoning proposal to the RSM District to develop 160 residences would increase traffic along Stephenson Road (a collector street). The Department of Public Works Traffic Engineering did not find any traffic concerns that would disrupt traffic flow. The DeKalb County School District stated that this development would add approximately 86 students to the following schools: 20 at Princeton Elementary School, 13 at Stephenson Middle School, 23 at Stephenson High School and 26 at other DeKalb County School District schools and three at private schools. All three neighborhood schools have capacity for additional students.

Since BOC 7/30/20

The applicant has requested a traffic study for the project area to determine if any recommendations (i.e. site improvements) would alleviate possible future traffic congestion in the area. The study was not finished prior to finalizing the planning commission staff report. However, staff conditions will include the implementation of any suggested recommended traffic control measures suggested by the traffic study.

H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

The rezoning proposal to the RSM district will not adversely impact the environment or surrounding natural resources.

COMPLIANCE WITH DISTRICT STANDARDS

Per the chart below, the proposed RSM (Residential Small Lot) single-family detached subdivision can comply with minimum development standards of the RSM (Residential Small Lot) District per Table 2.2 of the DeKalb County Zoning Ordinance.

RSM STANDARD	REQUIREMENT	PROPOSED	COMPLIANCE
MIN. LOT WIDTH	Min. 50 feet	Min. 50 feet	YES
MIN. LOT AREA	5,000 sq. ft.	5,000 sq. ft.	YES
FRONT SETBACK	Min 20 ft. for SFD & 15 ft. for SFA	20 ft. & 15 ft.	YES
INTERIOR LOT - SIDE	3 ft. with minimum 10 ft. building separation for SFD	3 ft. with minimum 10 ft. building separation for SFD	YES

REAR	20 feet	20 feet	YES
DWELLING UNITS PER ACRE	4 – 8	3.50 Units Per Acre	YES
MAX. LOT COVERAGE	Max 50% Per Lot	50% Per Lot	YES
HEIGHT	3 stories or 45 ft.	35 Feet	YES
MIN. PARKING	Minimum 2 parking	Min. 674 parking	YES
Article 6	spaces per dwelling unit = 328 spaces	spaces (includes garage parking)	
OPEN SPACE	Minimum 20% if site is > 5 acres.	20.2%	YES
Linear Feet of Sidewalk	6-feet wide	5-feet wide	NO- The site must comply.

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

The proposed request to rezone property from R-100 (Residential Medium Lot-100) District to RSM (Small Lot Residential Mix) District to construct 160 single-family detached residences at a proposed density of 3.50 units per acre is compatible with other surrounding zoned RSM properties in the area. The request is compatible with the Suburban (SUB) Character Area in the 2035 Comprehensive Land Use Plan and the following policies: density increases, infill development and residential protection. Due to the potential impact of increased traffic along Stephenson Road to existing surrounding measures for the proposed development. Therefore, the Planning and Sustainability Department recommends Approval Conditional subject to the following conditions and to include any recommended conditions suggested by the traffic study when completed.

- 1. The development shall have a maximum of 160 single-family detached residential units. Conceptual layout of site plan and building design shall be subject to approval of the Director of Planning & Sustainability Department.
- 2. Vehicular ingress and egress shall be subject to approval by the DeKalb County Department of Public Works, Transportation Division.
- 3. Implement traffic recommendations suggested by the pending traffic study to be submitted by the applicant when completed.
- 4. Dedicate a minimum 35 feet of right of way from centerline of Stephenson Road or the amount needed for all public infrastructure (required 6-feet wide sidewalks, bike lanes, street lights), whichever greater.
- Professional engineer must provide signed and sealed sight distance calculations for access points on Stephenson Road to ensure driveway has intersection and stopping sight distance based on AASHTO (American Association of State Highway and Transportation Officials) sight distance guidelines prior to permitting.
- 6. Six-feet wide sidewalks required along Stephenson Road frontage.

- 7. A mandatory homeowners' association shall be created and shall be governed by a declaration of covenants, conditions, and restrictions. The homeowner association shall be responsible for the maintenance of required transitional buffer, open space within the property, street lighting, amenity areas and pedestrian paths.
- 8. Provide open space in compliance to Chapter 27-Article 5 of the DeKalb Code of Ordinances per conceptual site plan.
- 9. Front building facades shall be made of 50% brick, stacked stone, or masonry stucco.
- 10. No residential units shall directly face Stephenson Road.
- 11. All exterior lighting shall be screened from adjacent properties or shielded to minimize glare and keep light inside the development.
- 12. Provide a minimum six-foot high fence along the interior property lines external to the buffer. The buffer must meet requirements of Section 27-5.4.5(C)(1)-(C)(3) of this code regarding planting height, planting type, and planting functions.
- 13. A six-foot high fence and minimum 15-feet wide buffer on the public street adjacent frontage, or a 30 feet wide planted buffer with a four- foot high berm on the public street adjacent frontage shall be provided along Stephenson Road. The buffer must meet requirements of Section 27-5.4.5(C)(1)-(C)(3) of this code regarding planting height, planting type, and planting functions. Street -facing fences shall have masonry (brick, stone, or hard coat stucco finish) piers separating fence sections with maximum lengths of 24 feet. A pier shall be required at any point where the fence changes direction. Piers must be at least 12 inches wide.
- 14. The entrance points into the subdivision shall be as shown on the site plan submitted to planning staff stating revised 07/15/20 and as approved per the DeKalb County Transportation Department. Prior to the issuance of the LDP for the proposed subdivision, a traffic study shall be completed and submitted to the DeKalb County Transportation Department to determine whether a dedicated left turn lane into the subdivision is needed, and if so, the developer of the subdivision shall be obligated to install the dedicated left turn lane.
- 15. Sidewalks shall be installed in the existing public right of way along the frontage of the property located at 1451 Stephenson Road adjacent to the subject property.
- 16. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.

Attachments

- 1. Department Comments
- 2. Application
- 3. Site Plan
- 4. Zoning Map
- 5. Land Use Map
- 6. Aerial Map

NEXT STEPS

Following an approval of this zoning action, one or several of the following may be required:

- Land Disturbance Permit (Required for of new building construction on nonresidential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)
- Building Permit (New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. zoning, site development, watershed and health department standards will be checked for compliance.)
- Certificate of Occupancy (Required prior to occupation of a commercial space and for use of property for any business type. The issuance follows the review of submitted plans if required based on the type occupancy.)
- ✓ Plat Approval (Required if any parcel is being subdivided, re-parceled, or combined. Issued "administratively"; no public hearing required.)
- ✓ Variance or Special Exception (Required seeking relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)

TRANSPORTATION COMMENTS-JULY 2020 ZONING AGENDA CASES

N1., N2 No comment

N3. No Comment

N4. Stephenson Rd is classified as a collector road. ROW dedication of 35 feet from centerline or to accommodate all public infrastructure, whichever greater. Bike lanes, 6-foot sidewalk, streetlights required. Add sidewalks across frontage of outparcel at 1451 Stephenson Road (16 162 05 001). Interior Streets residential: 55 right of way, 5 foot sidewalks, streetlights required. Contact Herman Fowler at hefowler@dekalbcountyga.gov for street lighting.

N5. Stephenson Rd is classified as a collector road. ROW dedication of 35 feet from centerline or to accommodate all public infrastructure, whichever greater. Bike lanes, 6-foot sidewalk, streetlights required. Alford is classified at a local road. ROW dedication of 27.5 feet from centerline or to accommodate all public infrastructure, whichever greater. 5-foot sidewalk, streetlights required. Provide an enhanced pedestrian crossing with a pedestrian refuge median and rectangular rapid flashing beacon for access to school. Add sidewalks across frontage of outparcel at 949 Stephenson Road (16 129 02 008). Contact Herman Fowler at hefowler@dekalbcountyga.gov for street lighting.

N6 & N7. Wesley Chapel Road is classified as a major arterial. ROW dedication of 50 feet from centerline or to accommodate all public infrastructure, whichever greater. Bike lanes, 6-foot sidewalk, streetlights required. Contact Herman Fowler at <u>hefowler@dekalbcountyga.gov</u> for street lighting.

N8. Parcel has no frontage to right of way. Verify access easements.

N9. Panola Industrial and Acuity Way are both classified as collectors. ROW dedication of 35 feet from centerline or to accommodate all public infrastructure, whichever greater. Bike lanes, 6-foot sidewalk, streetlights required on all public right of way frontages. Contact Herman Fowler at herman.com herman fowler at herman.com herman. Access to interior road needs to meet at a 90-degree angle to the existing street to meet county code.

N10. Memorial Drive. GDOT review and permits required prior to LDP. The right of way falls within the jurisdiction of the City of Atlanta. Professional courtesy would allow COA a chance to comment. No comments.

N11. Bermuda Road is classified as a collector. ROW dedication of 35 feet from centerline or to accommodate all public infrastructure, whichever greater. Bike lanes, 6 -foot sidewalk, streetlights required. Interior roads are shown as private. If public- ROW must be 55 feet, 5-foot sidewalks and streetlights required. Contact Herman Fowler at hefowler@dekalbcountyga.gov for street lighting.

N12. Columbia Drive is classified as a minor arterial. ROW dedication of 40 feet from centerline or to accommodate all public infrastructure, whichever greater. Bike lanes, 6-foot sidewalk, streetlights required. Watch required ROW dedication as it may impact offsets and # of lots. Contact Herman Fowler at hefowler@dekalbcountyga.gov for street lighting.

DeKalb County School District Development Review Comments

Analysis Date: 6/15/2020

Submitted to:	DeKalb County	Case #: Parcel #:	Z-20-1243841 16-159-01-003, 16-162-05-002/-003
Name of Development: Location:	1503 Stephenson Road 1467, 1503, 1513 Stephenson Road		
Description:	164 single-family detached homes		

Impact of Development: When fully constructed, this development would be expected to generate 86 students: 20 at Princeton ES, 13 at Stephenson MS, 24 at Stephenson HS, 26 at other DCSD schools, and 3 at private schools. All three neighborhood schools have capacity for additional students.

				Other		
		Stephenson	Stephenson	DCSD	Private	
Current Condition of Schools	Princeton ES	MS	HS	Schools	Schools	Total
Capacity	900	1,366	2,040			
Portables	0	0	0			
Enrollment (Fcast. Oct. 2020)	726	975	1,338			
Seats Available	174	391	702			
Utilization (%)	80.7%	71.4%	65.6%			
New students from development	20	13	24	26	3	86
New Enrollment	746	988	1,362			
New Seats Available	154	378	678			
New Utilization	82.9%	72.3%	66.8%			

Yield Rates	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.124507	0.084531	0.007040	0.216077
Middle	0.080199	0.026049	0.003396	0.109644
High	0.147398	0.045451	0.006568	0.199416
Total	0.3521	0.1560	0.0170	0.5251

Student Calculations

Stephenson HS

Total

Proposed Units Unit Type Cluster	164 SF Stephenson HS			
– Units x Yield	Attend Home	Attend other DCSD School	Private School	Total
••••••	School			Total
Elementary	20.42	13.86	1.15	35.43
Middle	13.15	4.27	0.56	17.98
High	24.17	7.45	1.08	32.70
Total	57.74	25.58	2.79	86.11
	Attend Home	Attend other	Private	
Anticipated Stude	nts School	DCSD School	School	Total
Princeton ES	20	14	1	35
Stephenson MS	13	4	1	18

24

57

8

26

1

3

33

86



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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.

DEVELOPMENT ANALYSIS:

Transportation/Access/Row

Consult the Georgia DOT as well as the DeKalb County Transportation Department prior to land development permit. Verify widths from the centerline of the roadways to the property line for possible right-of-way dedication. Improvements within the right-of-way may be required as a condition for land development application review approval. Safe vehicular circulation is required. Paved off-street parking is required.

Storm Water Management

<u>Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of</u> <u>Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control, to</u> <u>include Runoff Reduction Volume where applicable is required as a condition of land</u> <u>development permit approval. Use Volume Three of the G.S.M.M. for best maintenance</u> <u>practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site.. Recommend</u> <u>Low Impact Development features/ Green Infrastructure be included in the proposed site design</u> <u>to protect as much as practicable the statewaters and special flood hazard areas.</u>

Flood Hazard Area/Wetlands

The presence of FEMA Flood Hazard Area was indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations. Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.

• Tributary Buffer

State water buffer was reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

• Fire Safety

Plans for land development permit must comply with Chapter 12 DeKalb County Code for fire protection and prevention.



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE M ALEXANDER mmalexander@dekalbcountyga.gov OR JOHN REID IREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM: PUBLIC WORKS WATER AND SEWER

Case No.: <u>Z-20-1243841</u>

Parcel I.D. #: <u>16-159-01-003; 16-162-05-002; 16-162-05-003</u>

Address: 1467, 1503, and 1513 Stephenson Road

<u>Lithonia, Georgia</u>

WATER:

Size of existing water main: <u>6" CI, Water Main</u> (adequate/inadequate)

Distance from property to nearest main: Adjacent to Property

Size of line required, if inadequate: <u>N/A</u>_____

SEWER:

Outfall Servicing Project:	Swift Creek Basin
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Is sewer adjacent to property: Yes (X) No () If no, distance to nearest line:

Water Treatment Facility: <u>Pole Bridge WTF</u> () adequate () inadequate

Sewage Capacity; <u>*</u> (MGPD)

Current Flow: <u>6.48</u> (MGPD)

COMMENTS:

* Please note that the sewer capacity has not been reviewed or approved for this project. A Sewer Capacity Request (SCR) must be completed and submitted for review. This can be a lengthy process and should be addressed early in the process. NOTE: EX 6"CI WATTERLINK FE ALONG STREPHENSON RD WILL BE REQUIRED TO BE UPGRADED TO 8" DI TO SERVICE SUBDIVISION MAD

Signature:

DEKALB COUNTY

Board of Health

06/15/2020

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- To: Mr. John Reid, Senior Planner
- From: Ryan Cira, Environmental Health Manager
- Cc: Alan Gaines, Technical Services Manager
- 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. Recommendation: Provide trash can with liner at each bus stop with bench and monitor for proper removal of waste.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

DeKalb County Board of Health 445 Winn Way – Box 987 Decatur, GA 30031 404,294,3700 • www.dekalbhealth.net

DEKALB COUNTY

Board of Health

- N.1 Z-20-1243838 2020-0598 / 15-013-01, 15-013-01-018
 4341 East Conley Road, Conley, GA 30288
 Please review general comments.
- N.2 Z-20-1243839 2020-0599 / 15-013-02-017 4388 East Conley Road, Conley, GA 30288

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- Please review general comments.
- N.3 CZ-20-1243935 2020-0600 / 18-261-01-006, 18-261-01-062 4575 Chamblee Tucker Road, Tucker, GA 30084
 - Please review general comments.
- N.4 Z-20-1243841 2020-0601/ 16-159-01-003, 16-162-05-002, 16-162-05-003 1503 Stephenson Road, Lithonia, GA 30058
 - Please review general comments.
- N.5 Z-20-1243958 2020-0602 / 16-128-02-001, 16-128-02-003, 16-128-02-011, 16-129-02-009 800 Alford Road, Stone Mountain, GA 30087
 - Please review general comments.
- N.6 Z-20-1243955 2020-0603 15-131-03-009, 15-131-03-001, 15-131-03-012, 15-131-03-013 2450 Wesley Chapel Road, Decatur, GA 30035
 - Please review general comments.
- N.7 SLUP-20-1243956 2020-0604 15-131-03-009, 15-131-03-001, 15-131-03-012, 15-131-03-013
 2450 Wesley Chapel Road, Decatur, GA 30035
 Please review general comments.
- N.8 SLUP-20-1243957 2020-0605 / 15-015-04-013 3468 Moreland Ave., Conley, GA 30288
 - Please review general comments.
- N.9 CZ-2—1243960 2020-0606 16-009-01-001,18-024-06-001 2620 Shell Bark Road, Decatur, GA 30035

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Board of Health

N.10 Z-20-1243968 2020-0607 / 15-179-11-025 2017 Memorial Drive, Atlanta, GA 30317

- Please review general comments.
- N.11 Z-20-1243972 2020-0608 /18-083-01-010 1347 Bermuda Road, Stone Mountain, GA 30087
 - Please review general comments.
- N.12 Z-20-1243977 2020-0609 15-154-12-003 2043 Columbia Drive, Decatur, GA 30032
 - Septic system installed on this property on June 24, 1975
 - Please review general comments.
- N.13 TA-20-1244029 2020-0610 DeKalb County, GA
 - Please review general comments.
- N.14 RE: Public Art 2020-0611 / 16-071-09-001 2387 Wellborn Road, Lithonia, GA 30058
 - Please review general comments.

DeKalb County Board of Health 445 Winn Way – Box 987 Decatur, GA 30031 404.294.3700 • www.dekalbhealth.net

	Michael L. Thurmond	nent of Planning & Sustainability Andrew A. Baker, AICP
/	Chief Executive Officer	Director
	APPLICATION TO A	ENDED AND RESTATED AMEND OFFICIAL ZONING MAP _B COUNTY, GEORGIA
Dat	Received: Ebruary 27,20	Z/CZ No. Z-20-24 38-11 Filing Fee: 1500
	0	ttle Law, P.C. E-Mail: <u>mlb@battlelawpc.com</u>
	licant Mailing Address:	
	One West Court Square, Ste. 750 Decatur	
	licant Phone: <u>404,601,7616</u>	Fax: <u>404.745.0045</u>
	er(s): See Attached (If more than one owner, attach as	E Moll:
0		Exhibit "A")
	er's Mailing Address: See Attached	
	er(s) Phone:	
Add	ress/Location of Subject Property: <u>1467</u> 8	Stephenson Road Lithonia, GA 30058 Tax Parcel 16 162 05 00 1503 Stephenson Road, Lithonia, GA 30058
		62 Block: 01 & 05 Parcel(s: 003 & 002
		ommission District(s): <u>5 & 7</u>
Pres	ent Zoning Category:R-100	Proposed Zoning Category:RSM
Pres	ent Land Use Category: _SUB	
*****		**************************************
alla	form must be completed in its entirety bef	fore the Planning Department accepts it. It must include the trachments. An application, which lacks any of the required
In or	Disclosure of	f Campaign Contributions
musi	be answered:	oning Act, O.C.G.A., Chapter 36-67A, the following questions
two y	ears immediately preceding the filling of th	campaign contributions to a local government official within is application? Yes _X_No
If the show	answer is yes, you must file a disclos ing;	ure report with the governing authority of DeKalb County
	 The name and official position contribution was made. 	of the local government official to whom the campaign
	2. The dollar amount and description	n of each campaign contribution made during the two years this application and the date of each such contribution.
The o	isclosure must be filed within 10 days after	r the application is first filed and must be submitted to the b County, 1300 Commerce Drive Decatur, Ga. 30030.
1	ELELBAN	Parkland Communities, Inc.
NOT	RY STAD, IN	SIGNATURE OF APPLICANT / DATE
		Check One: Owner Agent
EXPI	RATION DATES SEAL	

Battle Law, P.C. Commercial Real Estate & Zoning ONE WEST COURT SQUARE, SUITE 750

DECATUR, GA 30030

What is a Community Meeting?

Community meetings are designed to inform the surrounding communities of current rezoning, and special land use permit applications. It's an opportunity for the community to learn about the proposed projects, ask questions, present concerns, and make suggestions. We take this opportunity to encourage you to come out and participate. Owner? Renter? Doesn't matter. All are welcome.

For More Info Contact Batoya Clements at: Phone: 404-601-7616 ext. 2 Fax: 404-745-0045 Email: bdc@battlelawpc.com Rezoning Application From R-100 to RSM for the Development of a Single Family Detached Subdivision

> COMMUNITY MEETING Tuesday, February 25, 2020 6:30 pm until 8:00 pm Colonnade Room 8010 Rockbridge Road, SW Lithonia, Georgia 30058

*Please note that the Colonnade Room is located in the same shopping plaza as the Department of Driver Services.

> SUBJECT PROPERTIES: 1467 & 1503 Stephenson Road Lithonia, Georgia 30058

Name	Address	<u>City</u>	<u>State</u>	<u>Zip</u>
2015 3 IH2 Borrower Lp	1717 Main St	Dallas	ТΧ	75201-4612
884 South Deshon Road Llc	884 S Deshon Rd	Lithonia	GA	30058-3008
Aaron J Williams	311 Fernhill Ct	Jonesboro	GA	30236-4227
Adan Family Trust Adan Victor	Po Box 5006	Buena Vist	a CO	81211-500€
Addi Matthews	6990 Brecken Trce	Lithonia	GA	30058-6724
Adrainne P Butts	1011 Brecken Ln	Lithonia	GA	30058-6722
Africa N Williams	6978 Brecken Pl	Lithonia	GA	30058-3238
Akua James	7028 Brecken Pl	Lithonia	GA	30058-2969
Alana D Ogle	1100 Palmer Rd	Lithonia	GA	30058-2945
Alesha Puckett	7036 Brecken Pl	Lithonia	GA	30058-2969
Alexis C Populus	7017 Brecken Pl	Lithonia	GA	30058-2965
Alfred Anderson	902 Mountain Creek Vw	Lithonia	GA	30058-2914
Allen Gathers	1040 S Deshon Rd	Lithonia	GA	30058-6027
Allen Scott	1105 Old Greystone Dr	Lithonia	GA	30058-9094
Andre Boozer	6997 Brecken Cir	Lithonia	GA	30058-2972
Andre J 15 Montgomery	882 Stonebrook Dr	Lithonia	GA	30058-9041
Andrea M Plater	966 Old Greystone Dr	Lithonia	GA	30058-9011
Andrea Mitchell	1090 Palmer Rd	Lithonia	GA	30058-908€
Angela Bryan	5727 Walter Trl	Stone Mou	u GA	30087-5911
Angella C Gordon	1073 Leslie Pl	Lithonia	GA	30058-8287
Angie Vidal	7124 Brecken Pl	Lithonia	GA	30058-2970
Anita Williams	7246 Wheeler Ct	Lithonia	GA	30058-9043
Anna Rosa Jackson	1138 Leslie Pl	Lithonia	GA	30058-8201
Annette Hurst	996 Palmer Rd	Lithonia	GA	30058-9087
Anthony Marshall	7003 Brecken Trce	Lithonia	GA	30058-2975
Anthony Sylvester	944 Stonemill Mnr	Lithonia	GA	30058-8237
Antoinette D Harper	6998 Deshon Ridge Dr	Lithonia	GA	30058-8203
Antuane D King	3543 W 72nd Pl	Chicago	IL	60629-4303
April Ammons	3541 Fannin Dr	Lithonia	GA	30038-2821
Aretha Fuqua	213 S 42nd St	Louisville	KY	40212-2513
Arnold J Teasley	1420 Stephenson Rd	Lithonia	GA	30058-5935
Arthur D Drayton	7247 Wheeler Trl	Lithonia	GA	30058-9017
Asdb Services Llc	510 Persimmon Pt	Fayettevill	e GA	30214-7825
Astiee Jackson Khan	1080 Palmer Rd	Lithonia	GA	30058-9086
Atl 2 Sf Llc	445 Bush St	San Francis	si CA	94108-3707
Azza S Malik	1321 Eli Ln	Lawrencev	vi GA	30045-8216
Bacilla Perry Mary	1117 Palmer Trl	Lithonia	GA	30058-9093
Barbara Sydney Romeo	6994 Brecken Pl	Lithonia	GA	30058-3238
Barry Anthony Wright	7232 Asbury Dr	Lithonia	GA	30058-5901
Bart Williams	6992 Deshon Ridge Dr	Lithonia	GA	30058-8203
Bayou Peach Realty Llc	3269 Meadowview Ln Sw	Marietta	GA	30008-5916
Beckey N Smith	954 Palmer Rd	Lithonia	GA	30058-9087
Belinda Ellington	6986 Brecken Cir	Lithonia	GA	30058-2971

Bernarda Castillo	1589 Stephenson Rd		GA	30058-6024
Beth Harper Rodriguez	993 Palmer Rd	Lithonia	GA	30058-9088
Betty Bey	7257 Wheeler Trl	Lithonia	GA	30058-9017
Betty McCullough	7217 Iverson Trl		GA	30058-9019
Billy R David	7119 Stonebrook Ln	Lithonia	GA	30058-9033
Bobbie Triplett	6934 Timbers East Dr	Lithonia	GA	30058-6072
Breckenridge Estates Homerow	r Po Box 922149	Norcross	GA	30010-2149
Breken Place Trust	3225 McLeod Dr Ste 777	Las Vegas	NV	89121-2257
Brian Gibson	329 Jerome St	Brooklyn	NY	11207-3807
Byron C Middleton	1063 Old Greystone Dr	Lithonia	GA	30058-9014
Carl S Hope	1111 Old Greystone Dr	Lithonia	GA	30058-9094
Carl Washington Jr	6968 Deshon Ridge Dr	Lithonia	GA	30058-8203
Carmen Peoples Nelson	7231 Iverson Trl	Lithonia	GA	30058-9019
Carol Mattox	1017 Brecken Ln	Lithonia	GA	30058-6722
Carol Williams	908 Stonebrook Dr	Lithonia	GA	30058-9041
Caroline Cusack	Po Box 68	Stone Moui	GA	30086-0068
Carolyn P Richards	Po Box 870022	Stone Moui	GA	30087-0001
Carolyn Scott	1029 Brecken Ln	Lithonia	GA	30058-6722
Cecil C Pryor	984 S Deshon Rd	Lithonia	GA	30058-6025
Cerberus Sfr Holdings Lp	875 3rd Ave	New York	NY	10022-6225
Charles Osborne	7000 Brecken Pl	Lithonia	GA	30058-2969
Charlotte R Ross	7094 Brecken Pl	Lithonia	GA	30058-2969
Chavez Ma Martha Gamez	959 Old Greystone Dr	Lithonia	GA	30058-9012
Cheryl A McKay	7235 Wheeler Ct		GA	30058-9043
Cheryl Parker	6995 Brecken Trce		GA	30058-6745
Chinoel Gregg Kendrich	6519 Cheval Ct	Stone Mour		30087-6077
Chiron Lashay Rutledge	1017 Palmer Rd		GA	30058-9083
Cindy Gordon	1040 Palmer Rd		GA	30058-9085
Clift Pettway	7041 Brecken Trce		GA	30058-2975
Constella L Hughes	923 Stonemill Mnr		GA	30058-8238
Courtney Kahlil Jones	7250 Wheeler Ct		GA	30058-9043
Courtney Sanders	1079 Old Greystone Dr		GA	30058-9081
Cross Of Calvary Baptist Churc	1451 Stephenson Rd		GA	30058-5934
Curtis Kinsel	7211 Wheeler Trl		GA	30058-9017
Curtis Sharon	894 Stonebrook Dr		GA	30058-9041
Cyntelia Abrams	7213 Iverson Trl		GA	30058-9019
Cynthia M Jones	899 Stonebrook Dr		GA	30058-9040
Cynthia Walton M Morris	982 Old Greystone Dr		GA	30058-9040
Daen Alexandre	948 S Deshon Rd		GA	30058-6025
Daisy D Jones	929 Stonemill Mnr		GA	30058-8238
•	1020 Leslie Pl		GA	
Daisy Vershia Walker Daniel J Pierre	1109 Palmer Rd		GA GA	30058-8286 30058-2947
	7225 Wheeler Trl			30058-2947
Daniel Mahoney			GA	30058-9017
Daphne Alice Smith	7030 Brecken Trce	Lithonia	GA	30058-2974

Daphne L Dimery	7248 Wheeler Trl	Lithonia	GA	30058-9016
Darien D Woods	7001 Brecken Pl	Lithonia	GA	30058-2965
Darrell D Robinson	1122 Leslie Pl	Lithonia	GA	30058-8201
David Allen	7260 Wheeler Trl	Lithonia	GA	30058-9016
Daynier Brown	3045 Riviera Dr Nw	Conyers	GA	30012-2756
Daynier Brown	3045 Riviera Dr Nw	Conyers	GA	30012-2756
Debra Ann Cyrus	7244 Wheeler Trl	Lithonia	GA	30058-9016
Debra S Woods	7194 Iverson Trl	Lithonia	GA	30058-9018
Dekalb County	4380 Memorial Dr	Decatur	GA	30032-1239
Demetreia Dommonique Head	892 Stonemill Mnr	Lithonia	GA	30058-8235
Dennis Lanier	940 S Deshon Rd	Lithonia	GA	30058-6025
Derek Kellam	Po Box 870481	Stone Mou	IIGA	30087-0013
Derrick D Matthews	7055 Brecken Pl	Lithonia	GA	30058-2965
Detrie Bell	1172 Leslie Pl	Lithonia	GA	30058-8201
Dibruga Investments Llc	340 S Lemon Ave # 1806	Walnut	CA	91789-270€
Doretha Douglas	7043 Brecken Pl	Lithonia	GA	30058-2965
Doretha McCord	1011 Leslie Pl	Lithonia	GA	30058-8287
Doris V Ellick	899 Stonemill Mnr	Lithonia	GA	30058-823€
Durmon Carter	7238 Iverson Trl	Lithonia	GA	30058-9019
Dwight J Daniels	900 Stonebrook Dr	Lithonia	GA	30058-9041
Earlie A Hudson	7115 Stonebrook Ln	Lithonia	GA	30058-9033
Edmond R Bynum	7137 Brecken Pl	Lithonia	GA	30058-2968
Elliott W Story	947 Old Greystone Dr	Lithonia	GA	30058-9012
Emma J Ussery	6931 Timbers East Dr	Lithonia	GA	30058-6099
Emma Lee Daniel Ragsdale	95 Northwood Creek Way	Oxford	GA	30054-4629
Emogene Johnson Smith	189 Pratts Ct	Stoughton	MA	02072-2225
Eno Nnenna Ikoku	7256 Iverson Trl	Lithonia	GA	30058-9019
Erica Pitts	937 Stonemill Mnr	Lithonia	GA	30058-8238
Errol Keddo	970 Palmer Rd	Lithonia	GA	30058-9087
Erskine Bell	7150 Brecken Pl	Lithonia	GA	30058-2970
Ethel Maxine Jackson Perry	975 Palmer Rd	Lithonia	GA	30058-9088
Ethel N Johnson	924 S Deshon Rd	Lithonia	GA	30058-6025
Eugene Cox III	950 Old Greystone Dr	Lithonia	GA	30058-9011
Evelyn Thomas	1092 Old Greystone Dr	Lithonia	GA	30058-9082
Fannie Moore	446 Stonemill Mnr	Lithonia	GA	30058-9068
Fitzroy Sinclair	1113 Palmer Trl	Lithonia	GA	30058-9093
Frances M King	7210 Wheeler Trl	Lithonia	GA	30058-2957
Francine Sommersell Dacosta	1098 Old Greystone Dr	Lithonia	GA	30058-9082
Frank E Sutherland	1012 Brecken Ln	Lithonia	GA	30058-6721
Frank V Ingram	7201 Wheeler Trl	Lithonia	GA	30058-9017
Franklin G Taylor	2195 Defoor Hills Rd Nw	Atlanta	GA	30318-2210
Frantz H Zephirin	1015 Old Greystone Dr	Lithonia	GA	30058-9014
Frederick Jackson	1064 Old Greystone Dr	Lithonia	GA	30058-9015
Fyr Sfr Borrower Llc	5100 Tamarind Reef	Christianst	e VI	00820-4849

Gabriel I Adams	7005 Brecken Cir	Lithonia	GA	30058-2976
Garry C Baker	960 Old Greystone Dr	Lithonia	GA	30058-9011
George E Clarke	904 S Deshon Rd	Lithonia	GA	30058-6025
Geraldine Hawkins Robinson	1056 Palmer Rd	Lithonia	GA	30058-9085
Gloria A Ortiz	976 Palmer Rd	Lithonia	GA	30058-9087
Gloria Minta	1046 Palmer Rd	Lithonia	GA	30058-9085
Gordon Persons	1141 Leslie Pl	Lithonia	GA	30058-8202
Grace C Rodrigues	27 Dearborn St	Springfield		01109-2703
Greystone Community	2555 Westside Pkwy	Alpharetta		30004-4187
Gwendolyn L Nicolls	980 Palmer Rd	Lithonia	GA GA	30058-9087
H Benedict Telesford	7245 Wheeler Ct	Lithonia	GA	30058-9087
Harlene Moise	983 Old Greystone Dr	Lithonia	GA	30058-9043
Harvey L Jones	990 Palmer Rd	Lithonia	GA GA	30058-9012
Hillsworth E Charles	7236 Wheeler Ct	Lithonia	GA	30058-9087
	1115 Leslie Pl		GA	
Holly Semple Home Sfr Borrower Llc		Lithonia Austin	GA TX	30058-8202
	8300 N Mopac Expy 1023 Brecken Ln		GA	78759-8330
Horace McClarin III		Lithonia		30058-6722
Hubert Karl Thomas	971 Old Greystone Dr	Lithonia	GA	30058-9012
Ibitola O Alalade	Po Box 52553	Atlanta	GA	30355-0553
Ingrid R Williams	1156 Leslie Pl	Lithonia	GA	30058-8201
Itamar Zamor	898 Stonemill Mnr	Lithonia	GA	30058-8235
Jacin Q Thompson	911 Stonemill Mnr	Lithonia	GA	30058-8238
Jackie Wilborn	7002 Brecken Trce	Lithonia	GA	30058-6719
James A Williams	7195 Iverson Trl	Lithonia	GA	30058-9018
James E Jones	956 S Deshon Rd	Lithonia	GA	30058-6025
James H Ward	1045 Leslie Pl	Lithonia	GA	30058-8287
James N Carmichael	885 Stonebrook Dr	Lithonia	GA	30058-9040
James Tyler Pattman	7252 Iverson Trl	Lithonia	GA	30058-9019
Jameson Jervier	994 Brecken Ln	Lithonia	GA	30058-6720
Janaun J Ivy	1035 Leslie Pl	Lithonia	GA	30058-8287
Janee A Dixon	1082 Old Greystone Dr	Lithonia	GA	30058-9082
Janie Asante	2308 Lochinver Ln Sw	Conyers	GA	30094-6851
Jason Whitfield	7125 Brecken Pl	Lithonia	GA	30058-2968
Jerry McMillan	5033 Doby Ln	Austell	GA	30106-2836
Joann Harris	7256 Wheeler Trl	Lithonia	GA	30058-9016
Joann W Benford	1085 Leslie Pl	Lithonia	GA	30058-8287
John H Cowart	1370 Center Dr	Atlanta	GA	30338-4132
John H Herriott	944 Old Greystone Dr	Lithonia	GA	30058-9011
John Z Clemons Jr	1110 Palmer Trl	Lithonia	GA	30058-9092
Johnny Billings	999 Palmer Rd	Lithonia	GA	30058-9088
Jonathan Brewer	7129 Stonebrook Ln	Lithonia	GA	30058-9033
Joseph G Locurto	6982 Kimberland Gardens Ln	Lithonia	GA	30058-6019
Justin Myers	5245 Mainstreet Park Dr	Stone Mou	IIGA	30088-2407
Kathy E Boozer King	1411 Stephenson Rd	Lithonia	GA	30058-5934

Katrina Farrow	984 Palmer Rd	Lithonia GA	30058-9087
Kavon A Fitchett	966 S Deshon Rd	Lithonia GA	30058-6025
Kayla P Durrant	957 Palmer Rd	Lithonia GA	30058-9088
Keisha J Samuels	7243 Asbury Dr	Lithonia GA	30058-5977
Keith Farmer	1199 Leslie Pl	Lithonia GA	30058-8202
Keith Isaac Hinch	7245 Iverson Trl	Lithonia GA	30058-9019
Kelvin Crawford	965 Old Greystone Dr	Lithonia GA	30058-9012
Kenneth E Robinson	1012 Leslie Pl	Lithonia GA	30058-8286
Kenney Guidry	1095 Old Greystone Dr	Lithonia GA	30058-9081
Kensington Real Estate Llc	333 Sandy Springs Cir	Atlanta GA	30328-3897
Kenton Donelle Hodge	7204 Brighton Ct	Lithonia GA	30058-8239
Keren W Hunter	1180 Leslie Pl	Lithonia GA	30058-8201
Keysha L Ross	960 Palmer Rd	Lithonia GA	30058-9087
Khaleef Cray	1127 Leslie Pl	Lithonia GA	30058-8202
Kipper M McMillan	1171 Leslie Pl	Lithonia GA	30058-8202
Laf Go Llc	853 Broadway	New York NY	10003-4703
Lakesha Farmer	1109 Palmer Trl	Lithonia GA	30058-9093
Larrita Browning	7251 Iverson Trl	Lithonia GA	30058-9019
Lavan Floyd	Po Box 6944	Athens GA	30604-6944
Lavonne Lee	976 S Deshon Rd	Lithonia GA	30058-6025
Layne Fontes	7119 Brecken Pl	Lithonia GA	30058-2968
, Ledgister Marjorie Hyacinth T	rus 7259 Wheeler Trl	Lithonia GA	30058-9017
Lemuel Ryan	1151 Leslie Pl	Lithonia GA	30058-8202
Lennex Annor	3250 Old Salem Rd Se	Conyers GA	30013-2231
Lester Love	1050 Palmer Rd	Lithonia GA	30058-9085
Like Yu	6989 Brecken Pl	Lithonia GA	30058-2964
Linwood Williams	1117 Old Greystone Dr	Lithonia GA	30058-9094
Lisa L Head	1188 Leslie Pl	Lithonia GA	30058-8201
Lisa N Roberson	6960 Deshon Ridge Dr	Lithonia GA	30058-8203
Lloyd Thomas	3258 Old Salem Rd Se	Conyers GA	30013-2231
Lnv Corp	1 Corporate Dr Ste 360	Lake Zurich IL	60047-8945
Lois T El	Po Box 482	New Ellentc SC	29809-0482
Lonnie Chaney	1208 Old Greystone Ct	Lithonia GA	30058-2952
Lori Campbell	1154 Leslie Pl	Lithonia GA	30058-8201
Lorna Joshua	7199 Iverson Trl	Lithonia GA	30058-9018
Louis Dinwiddie	1029 Old Greystone Dr	Lithonia GA	30058-9014
Louis Rene Pierre Jr	1087 Leslie Pl	Lithonia GA	30058-8287
Lynn Mace	7049 Brecken Pl	Lithonia GA	30058-2965
Marcia A Watson	7241 Iverson Trl	Lithonia GA	30058-9019
Marcia J Halvorson	432 Stonemill Mnr	Lithonia GA	30058-9068
Margaret E Okokon	1005 Brecken Ln	Lithonia GA	30058-6722
Marguerite A Davis	969 Palmer Rd	Lithonia GA	30058-9088
Mark A Barker	7042 Brecken Trce	Lithonia GA	30058-2974
Martha Banks	891 Stonebrook Dr	Lithonia GA	30058-9040

Martha Glover	988 Brecken Ln	Lithonia	GA	
Marva Reid	1089 Leslie Pl	Lithonia	GA GA	30058-6720 30058-8287
Mary J Stevenson	7202 Wheeler Trl	Lithonia	GA GA	30058-9070
	978 Old Greystone Dr	Lithonia	GA	30058-9011
Mary Jones	6991 Brecken Trce	Lithonia	GA GA	30058-6745
Mary McRae			GA GA	
Matthew O Lindsay	1146 Leslie Pl	Lithonia		30058-8201
Maurice Heron	3306 Waterford Way	Conyers	GA	30012-8110
Maurice N Coleman	1085 Palmer Rd	Lithonia	GA	30058-9084
Maxwell Donna Williams	1093 Palmer Rd	Lithonia	GA	30058-9084
Melaf Ga Llc	853 Broadway Fl 5	New York	NY	10003-4724
Melissa Bolden	1037 Palmer Rd	Lithonia	GA	30058-9083
Melvyn Dean Underwood	1427 Stephenson Rd	Lithonia	GA	30058-5934
Messa Sewa	7100 Brecken Pl	Lithonia	GA	30058-2970
Michael D Anderson II	1091 Old Greystone Dr	Lithonia	GA	30058-9081
Michael H Macon	1119 Leslie Pl	Lithonia	GA	30058-8202
Michael J Stephens	7050 Brecken Pl	Lithonia	GA	30058-2969
Michelle Tulloch	8420 Austin St	Kew Garde	er NY	11415-2235
Mills Valencia N Strickland	1117 Palmer Rd	Lithonia	GA	30058-2947
Monica Nwogu	7231 Wheeler Trl	Lithonia	GA	30058-9017
Monica S Carthen	982 Brecken Ln	Lithonia	GA	30058-6720
Mort Com Everhome	8100 Nations Way	Jacksonvill	e FL	32256-4405
Mr Paul W King	1467 Stephenson Rd	Lithonia	GA	30058-5934
Mupr 3 Assets Llc	5001 Plaza On The Lk Ste 200	Austin	ТΧ	78746-1053
Myreon Tyree Miller	1116 Palmer Rd	Lithonia	GA	30058-2945
Myrtle A Richards	7101 Brecken Pl	Lithonia	GA	30058-2968
Nakeeta Dozier	1202 Old Greystone Ct	Lithonia	GA	30058-2952
Nancy M Thomas	7235 Iverson Trl	Lithonia	GA	30058-9019
Netsanet Zeleke	7007 Brecken Pl	Lithonia	GA	30058-2965
Nicole Hilliard	7248 Iverson Trl	Lithonia	GA	30058-9019
Novelette Dacres	7011 Brecken Pl	Lithonia	GA	30058-2965
Obadiah T Yusuf	1105 Palmer Rd	Lithonia	GA	30058-2947
Pamela L Ross	6952 Deshon Ridge Dr	Lithonia	GA	30058-8203
Pamela W Price	1025 Leslie Pl	Lithonia	GA	30058-8287
Patricia A Cooper	7196 Iverson Trl	Lithonia	GA	30058-9018
Patricia Ann Byrd	972 Old Greystone Dr	Lithonia	GA	30058-9011
Patricia McShane-Cody	1086 Leslie Pl	Lithonia	GA	30058-8286
Patricia Walker	7080 Brecken Pl	Lithonia	GA	30058-2969
Paulette E Wiltshire	1164 Leslie Pl	Lithonia	GA	30058-8201
Pfin li F Llc	6300 Powers Ferry Rd Ste 600	Atlanta	GA	30339-2961
Philip Nash	1098 Palmer Trl	Lithonia	GA	30058-2941
Predency Moore	7235 Wheeler Trl	Lithonia	GA	30058-9017
Quantrell Devon Fortune	1031 Palmer Rd	Lithonia	GA	30058-9083
Quentin Stephen Starnes	1030 Palmer Rd	Lithonia	GA	30058-9085
Rachel Casey	7113 Brecken Pl	Lithonia	GA	30058-2968
Nacher Casey	TTO DIECKEILLI	LIUIUIIIa	UA	30030-2900

Radaria N Glenn	1002 Palmer Rd	Lithonia	GA	30058-9085
Raul N Boston	1197 Old Greystone Ct	Lithonia	GA	30058-2954
Raymond J Stafford Jr	433 Stonemill Mnr	Lithonia	GA	30058-9069
Raymond Smith	938 Stonemill Mnr	Lithonia	GA	30058-8237
Regina Chapman	1114 Old Greystone Dr	Lithonia	GA	30058-9095
Reiko R Ellis	1043 Palmer Rd	Lithonia	GA	30058-9083
Rejoyce Dablah	2402 Tiffany Pl	Decatur	GA	30035-3332
Renata Fleming	7004 Brecken Cir	Lithonia	GA	30058-2976
Reva Goffigan	7149 Brecken Pl	Lithonia	GA	30058-2968
Rewan C Wade	955 Old Greystone Dr	Lithonia	GA	30058-9012
Rf Holdings Llc	505 Executive Park	Louisville	KY	40207-4205
Rh Partners Ownerco Llc	5001 Plaza On The Lk Ste 200	Austin	ТХ	78746-1053
Rhonda G Kyles	1121 Leslie Pl	Lithonia	GA	30058-8202
Ricardo Investments Llc	196 John Frank Ward Blvd	McDonougl		30253-3230
Richard Callaway	981 Brecken Ln	Lithonia	GA	30058-6720
Rita Warwell	1026 Timbers Ct	Lithonia	GA	30058-6066
Robert McDonald	7198 Wheeler Trl	Lithonia	GA	30058-0000
Rodger Neblett	7021 Brecken Trce	Lithonia	GA	30058-2975
•	6971 Brecken Pl	Lithonia	GA	30058-2975
Romayne E Haywood Sam D Payne Jr	7253 Wheeler Trl	Lithonia	GA	30058-2964
•	990 Hammond Dr Ste 300	Atlanta	GA	
Samalex Lp				30328-5519
Sande Ngartoubam	7081 Brecken Pl	Lithonia	GA	30058-2966
Sandra D Priest	7024 Brecken Trce	Lithonia	GA	30058-2974
Sandra Spence	7130 Brecken Pl	Lithonia	GA	30058-2970
Sandra W Northern	7201 Brighton Ct	Lithonia	GA	30058-8239
Sandre A Bell	1118 Old Greystone Dr	Lithonia	GA	30058-9095
Search Chappel	434 Stonemill Mnr	Lithonia	GA	30058-9068
Sfr 2014 Ga Llc	30601 Agoura Rd	Agoura Hills		91301-2150
Shane Antonio Smith	1025 Old Greystone Dr	Lithonia	GA	30058-9014
Sharetta Scott	1106 Palmer Trl	Lithonia	GA	30058-9092
Sharon E Tonge	7228 Iverson Trl	Lithonia	GA	30058-9019
Shawn Smith	954 Old Greystone Dr	Lithonia	GA	30058-9011
Shela A Andrews	1081 Palmer Rd	Lithonia	GA	30058-9084
Shelia D Gary	7062 Brecken Pl	Lithonia	GA	30058-2969
Shellon M Scantlebury	244 Sullivan Pl	Brooklyn	NY	11225-2905
Shelly D Fowler	6965 Brecken Pl	Lithonia	GA	30058-2964
Shirley Ann Gleaton	1132 Leslie Pl	Lithonia	GA	30058-8201
Sian Egbert	1196 Leslie Pl	Lithonia	GA	30058-8201
Sibyl S Patterson	1009 Old Greystone Dr	Lithonia	GA	30058-9014
Sole Source Llc	2918 Professional Pkwy Ste 209	Augusta	GA	30907-3593
Sonya C Williams	867 Stonemill Mnr	Lithonia	GA	30058-8233
Stacy Lynn Gettys	7027 Brecken Trce	Lithonia	GA	30058-2975
Stanley W Haynes Jr	6996 Brecken Cir	Lithonia	GA	30058-2971
Steven Harris	1102 Palmer Trl	Lithonia	GA	30058-9092

Steven Spivey	1068 Leslie Pl	Lithonia	GA	30058-828€
Stevie Jackson	1204 Leslie Pl	Lithonia	GA	30058-9066
Stuart H Dorfman	989 S Deshon Rd	Lithonia	GA	30058-6008
Suleiman Mahamed Hassan	966 Palmer Rd	Lithonia	GA	30058-9087
Sylvia Samuel	7044 Brecken Pl	Lithonia	GA	30058-2969
Tah 2018 1 Borrower Llc	1508 Brookhollow Dr	Santa Ana	CA	92705-5433
Tah Ms Borrower Llc	1508 Brookhollow Dr	Santa Ana	CA	92705-5433
Takawira P Sanganza	1104 Leslie Pl	Lithonia	GA	30058-8201
Takiya M Nelson	6988 Brecken Pl	Lithonia	GA	30058-3238
Tangula L Wright	7223 Iverson Trl	Lithonia	GA	30058-9019
Tanya Louise Lynn Smith	1401 Stephenson Rd	Lithonia	GA	30058-5995
Teesha Thomas	1110 Palmer Rd	Lithonia	GA	30058-2945
Teresa Gail Teasley Vickery	1470 Stephenson Rd	Lithonia	GA	30058-5935
Terri Lawson-Adams	1899 Chedworth Ct	Stone Mou	IIGA	30087-2130
Theresa A Brown	6992 Brecken Cir	Lithonia	GA	30058-2971
Theresa Anntionette Carter	7068 Brecken Pl	Lithonia	GA	30058-2969
Thomas J Marshall	7133 Stonebrook Ln	Lithonia	GA	30058-9033
Tiawanna T Thompson	7193 Iverson Trl	Lithonia	GA	30058-9018
Tiffany Butler	2319 Cherokee Valley Cir	Lithonia	GA	30058-5383
Timothy H Finney	, 445 Stonemill Mnr	Lithonia	GA	30058-9069
Timothy Lee King	1006 Palmer Rd	Lithonia	GA	30058-9085
Timothy R Paul	4988 Fairhaven Way Ne	Roswell	GA	30075-6111
, Todd P Tyler	, 7036 Brecken Trce	Lithonia	GA	30058-2974
Toni P Walker	1061 Leslie Pl	Lithonia	GA	30058-8287
Tracy D Adams	1108 Old Greystone Dr	Lithonia	GA	30058-9095
, Trina N Stroupe	, 7035 Brecken Pl	Lithonia	GA	30058-2965
Troy M Lewis	1106 Palmer Rd	Lithonia	GA	30058-2945
, Troy Strohman	7106 Brecken Pl	Lithonia	GA	30058-2970
Tyler Penny	1094 Palmer Rd	Lithonia	GA	30058-908€
Tyrone Rogers	1212 Old Greystone Ct	Lithonia	GA	30058-2952
Ucall L Gooden	7090 Brecken Pl	Lithonia	GA	30058-2969
Union Jack Properties Llc	Po Box 8503	Atlanta	GA	31106-0503
Valerie Campbell	7033 Brecken Trce	Lithonia	GA	30058-2975
Vanessa Goodridge	932 S Deshon Rd	Lithonia	GA	30058-6025
Vanessa Luke	7202 Brighton Ct	Lithonia	GA	30058-8239
Vanessa Peterson	983 Palmer Rd	Lithonia	GA	30058-9088
Vanessa R Byams	990 Old Greystone Dr	Lithonia	GA	30058-9011
Vickie S McGhee	10460 Saint Simonds Ct	Johns Cree		30022-602€
Voice Of Praise New Testamen		Lithonia	GA	30058-5933
Voice Of Praise New Testamen	•	Lithonia	GA	30058-5933
W H J Properties Llc	4173 Bent Willow Dr Sw	Lilburn	GA	30047-3366
Wade Wimberly	438 Stonemill Mnr	Lithonia	GA	30058-9068
Wentworth E Rennalls	1034 Brecken Ln	Lithonia	GA	30058-6721
Wesley Murdock	7191 Iverson Trl	Lithonia	GA	30058-9018
			2, (

William Cunnigham	6983 Brecken Pl	Lithonia	GA	30058-2964
William Hobbs	1201 Old Greystone Ct	Lithonia	GA	30058-2950
William Michael Graham Jr	1099 Old Greystone Dr	Lithonia	GA	30058-9081
Willie Frink	1000 Brecken Ln	Lithonia	GA	30058-6721
Willie Lockhart	931 Timberclair Way	Lithonia	GA	30058-6063
Winifred Ibe	907 Stonemill Mnr	Lithonia	GA	30058-8238
Winston L Hill Sr	4540 Sunlight Ct	Lilburn	GA	30047-4585
Wonder Athill	1014 Palmer Rd	Lithonia	GA	30058-9085
Yanan Wang	90 S Shore Dr	South Amb	o(NJ	08879-3431
Ynz Properties Llc	2620 Spring Harbor Dr	Cumming	GA	30041-9338
Yvette H Johnson	1099 Leslie Pl	Lithonia	GA	30058-8287
Yvonne D Jamieson	439 Stonemill Mnr	Lithonia	GA	30058-9069
Zandra M Turner	987 Brecken Ln	Lithonia	GA	30058-6720
Zezar M Holder	7226 Wheeler Trl	Lithonia	GA	30058-2957

COMMUNITY MEETING SIGN IN SHEET 1467 & 1503 Stephenson Road, Lithonia, GA 30058 Colonnade Room, 8010 Rockbridge Road, SW, Lithonia, GA 30058 Tuesday, February 25, 2020 6:30 PM – 8:00 PM

Please print legibly

First Name	Last Name	Address	City, State	Zip Code	Phone Number	Email Address
Paulinda H		1832 Young RA.	Lithomiz GR	201058	771-63	4-1805 pavlindskie
Pattolcombe		651 Stonentin Manor	Lithoria	30050	470 63	K-1805 parlindskha wes 9339 Photonan -
Priscilla	Brown	6921 Springbank Way	Stone Mitro.	30087	4)376- 388Z	brow8556@bellowthinet
Gail	Cassar	457 Watson Bay, Shing	Stone mon	30081		gailCassar@jahor.com
Louise	Bembr/	7156 Woodstone Dr	Lithonia Ge	30058		D 1. bembry Dyahoo. Co
Faye	Parker	616 Woodstone Rd	. Lithonia		7)490-3	
List Verrett		495Wroms Nest Ct	St MT	30087	4) 353-0026	LCVER1@aul.com
Lance the	Annmonds	6933 Waters Edge M.	st mt	30087	(6) 485-3118	LANCE, HAMMONDE
star	Morris	16959 Deshon Ridge TJZ	Lithonia	3000	478 516443	earthlink.net
Glenda	Lee	6935 Destron Ridge Dr	Rithenia	30053	404- 402-7074	glendahee 101 en ginail o com
Margaret	Jones	6975 Deshow Ridge De	Liphonia	30053	770-482-	513 Sengy OBbellouthi

* Ste Plan > Middleton

COMMUNITY MEETING SIGN IN SHEET 1467 & 1503 Stephenson Road, Lithonia, GA 30058 Colonnade Room, 8010 Rockbridge Road, SW, Lithonia, GA 30058 Tuesday, February 25, 2020 6:30 PM – 8:00 PM

Please print legibly

First Name	Last Name	Address	City, State	Zip Code	Phone Number	Email Address
JAN	Costello	1813 S Ht Idan 1411s	shine mm	3.28	770 815	jun r costello e gricul
S	Williams	Stonebrook Subdy	Lithonia	302.58		Scums 908 @ gm ail.
R	France		Lithan.	30058		Ricknyce egmail.ca
LAShANA	Middleton	1063 Old GREYSTONE DR	LithoNiA	30058	678 906 1109	ShANAisyouragente
Rhonda	Burns		St Mtn	30087		rtyson 14 e yahoo. or
His Borel	THOMAS	971 BLOGREYSTONE DO	KITHONSM	30058		CAO JAM BEGK SOUTH.NE
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Ste Plan

COMMUNITY MEETING SIGN IN SHEET 1467 & 1503 Stephenson Road, Lithonia, GA 30058 Colonnade Room, 8010 Rockbridge Road, SW, Lithonia, GA 30058 Tuesday, February 25, 2020 6:30 PM – 8:00 PM

Please print legibly

	First Name	Last Name	Address	City, State	Zip Code	Phone Number	Email Address
Ø	Nancy	Thomas	7235 Iverson Trail	hithanie	30058	770-482-1670	umthomas visions @ comeg
5	Monda	Beal					s rg beal@gnail.com
A	Time	Winters					clementinaminters (a) concast.net
K	JW	Eady					Jweady@ Bell southin
X	Veronice	Ford					Veronice Ford@ yahas.com
X	Tuardel	Wilson	263 Aarbar Pt Dr 30087			6.938.949	Juandell wilson a gnail.con
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Hc Plan

AMENDED AND RESTATED STATEMENT OF INTENT AND IMPACT ANALYSIS

and

Other Material Required by DeKalb County Zoning Ordinance for the Application for Rezoning

of

Parkland Communities, Inc. c/o Battle Law, P.C.

for

45.662± acres of land located at **1467, 1503 & 1513 Stephenson Road**

Submitted for Applicant by:

Michèle L. Battle, Esq. Battle Law, P.C. One West Court Square, Suite 750 Decatur, Georgia 30030 Phone: (404) 601-7616 Fax: (404) 745-0045 Email: mlb@battlelawpc.com

I. AMENDED STATEMENT OF INTENT

The Applicant, Parkland Communities, Inc., is seeking to rezone the properties located at 1467, 1503 and 1513 Stephenson Road, Lithonia, Unincorporated DeKalb County, GA having an aggregate acreage of 45.662 acres (the "Subject Property") from R-100 to RSM for the development of a 164 unit single-family detached subdivision at a density of 3.59 units per acre. The Subject Property has a land use designation of Suburban.

This document is submitted both as a Statement of Intent regarding this Application, a preservation of the Applicant's constitutional rights, and the Impact Analysis of this Application as required by the DeKalb County Zoning Ordinance. A surveyed plat and conceptual site plan of the Subject Property controlled by the Applicant has been filed contemporaneously with the Application, along with other required materials.

II. IMPACT ANALYSIS

(a) <u>Suitability of use</u>: The proposed rezoning will allow for the development of residential lots at a density that is suitable for the area considering the existing uses and zoning classifications in the area. The Subject Property is located on Stephenson Road, and all ingress and egress to the Subject Property will be through Stephenson Road. The Subject Property wraps around the Cross of Calvary Baptist Church located at 1451 Stephenson Road, which is zoned R-100. Abutting the Subject Property are three residential subdivisions which are zoned RSM, being Breckenridge Estates, and Units 1 and 2 of the Greystone Subdivision. Additionally, the Stonebrook and Stonemill Manor Subdivisions, which are also zoned RSM, are across the street on the North side of Stephenson Road. It

is the Applicant's intent to develop the Subject Property to allow for the building of two story homes which have a minimum square footage of 1,800 sq. ft., with an anticipated minimum sales price of \$225,000, without any interior upgrades.

(b) Effect on adjacent property: The proposed development will have a positive impact on the surrounding community. The Subject Property has a long history of criminal activity, including drugs and robbery. According to one of the heirs of the Estate of Dorothy Cape, the property at 1513 Stephenson Road in the past being used as meth lab/drug distribution house. For years they tried to clean up the property and keep squatters out but then they finally gave up once the tax bills mounted up. Therefore, removing this blight and element from the community will be a major win.

The proposed subdivision will also help support the continued recovery of the area from the 2007 economic downturn which devastated South DeKalb. The proposed homes will be sold at a price point which will be in excess of many of the surrounding values. Furthermore, the community will have sidewalks, pedestrian scale lighting, greenspace areas around the perimeter of the subdivision, as well as trees plated throughout the community, a mulched walking trail, an amenity area, a pocket park and a mandatory homeowners association, all of which enhance the viability and marketability of the community.

(c) <u>Effect on public facilities</u>: The Subject Property is in an area with public utility availability. The proposed rezoning will not cause excessive use of streets, transportation facilities, or utilities in the area. The Applicant will be installing sidewalks along Stephenson Road, which will support the continued improvement of the Stephenson Road right of way. With respect to the impact on the local schools, the proposed subdivision will bring new student into the school system, which in this area is needed. According to the DeKalb County Public School Enrollment Capacity information, the elementary school, middle school and high school for the area in which the Subject Property is located are all currently well below enrollment capacity. Declining enrollment is an indicator that new families with children are not moving into the neighborhood, and that those currently in the community are either empty nesters or chose to send their children to private schools. Either way, without a new influx of students the public schools in the area will suffer. This project provides an opportunity to address this trend.

Facility/School	Туре	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

- (d) Economic use of current zoning: The Subject Property has minimal use as currently zoned R-100. The development of large lot single family homes is not currently marketable in the area as the sales prices of the homes and lots would be significantly higher than current market rates due to building and infrastructure costs. Additionally, smaller residential lots reduce the impact of continue urban sprawl and allows for homes to be built which support working families.
- (e) <u>Effect on historic building, sites, etc</u>. The approval of this Application will not have any adverse impact on any historic buildings, sites, districts or archaeological resources in the area.
- (f) <u>Compatibility with Comprehensive Land Use Plan</u>. The Subject Property has a land use designation of Suburban which supports the RSM zoning district.

IV. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Land use Amendment Application at issue be approved. Please note that the Applicant's Notice of Constitutional Allegations and Preservation of Constitutional Rights have been submitted with this Application and are attached hereto and by this reference incorporated herein.

This 5th day of May, 2020.

Respectfully submitted,

Michèle L. Battle, Esq. Attorney For Applicant

NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF

CONSTUTIONAL RIGHTS

The portions of the DeKalb County Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the DeKalb County Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the DeKalb County Board of Commissioners to rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the rezoning in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the rezoning in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of DeKalb County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

770.621.7200 (o) 770.621.7271 (f)

Watershed Management 1580 Roadhaven Drive DeKalbCountyga.gov Stone Mountain, GA 30083

> Chief Executive Officer Michael Thurmond

Board of Commissioners

District 1 Nancy Jester

> District 2 Jeff Rader

District 3 Larry Johnson

District 4 Stephen Bradshaw

District 5 Re: 1467 & 1503 Stephenson Rd. Mereda Davis Johnson 16th Dist, LL 162 District 6 **Stephenson Tracts** Kathie Gannon

> District 7 Lorraine Cochran-Johnson

Dear Mr. Cardinal:

AEP

The DeKalb County Department of Watershed Management ("DWM") received a sewer capacity request regarding the potential availability of sanitary sewer capacity at the above-referenced location. In response to the inquiry, DWM staff confirms that sanitary sewer capacity may be available for the subject property at this time. After evaluating your capacity request, it has been determined based on the criteria set forth in DWM's Interim Sanitary Sewer Capacity Evaluation Program dated July 13, 2018 that DWM's wastewater collection, transmission, and treatment system has adequate capacity to receive the wastewater flow contribution from your sewer service connection as documented in your sewer capacity request. As such, approval to proceed with the project is granted with regards to sanitary sewer capacity.

Polebridge

Please note that the determination of available capacity expressed herein is not guaranteed as it is based upon the known conditions as of the date of this correspondence and on the provided anticipated capacity needs associated with the project. In the event that sewer system infrastructure improvements are required to accommodate any new flow contribution and ensure adequate sewer system capacity as a result of development on the referenced property, the developer will be responsible for the cost associated with installing any such improvements to the existing sewer system infrastructure pursuant to DeKalb County Code of Ordinances, Chapter 25, Article IV - "Sewers and Sewerage Disposal". Once installed and accepted by DeKalb County, the improvements will be owned and maintained by DeKalb County.

This information is based on currently available data and should only be used to substantiate the potential availability of sewer services as of the date of this correspondence. Circumstances are subject to change and the potential capacity indicated herein is in no way guaranteed.

Should you have any questions or concerns in reference to this response, please do not hesitate to contact the Division of Planning & Development of DWM at mlotts@dekalbcountyga.gov.

Sincerely,

liams

Assistant/Chief Operating Officer

us Eastall

Darren Eastall Program Administrator-Consent Decree



Attention: Kevin Cardinal

299 S. Main St., Suite. A

Alpharetta, GA 30009

December 4, 2019

LETTER SHOWING SEWER CAPACITY

Kimley »Horn

MEMORANDUM

- To: Jim Jacobi, Parkland Communities, Inc.
- From: John D. Walker, P.E., PTOE Jin Seo, P.E.
- Date: February 24, 2020

RE: Stephenson Road Tract – DeKalb County – Trip Generation Memo

Kimley-Horn is pleased to provide this memorandum regarding the project trip generation for the proposed *Stephenson Road Tract* development in DeKalb County, Georgia.

PROJECT OVERVIEW

The *Stephenson Road Tract* development (located at 1467 and 1503 Stephenson Road) is a proposed residential development bordered by Stephenson Road to the north in DeKalb County, Georgia. The proposed development consists of approximately 160 single-family lots.

TRIP GENERATION

Project traffic, for the purposes of this evaluation, is defined as the vehicle trips expected to be generated by the proposed development. Anticipated trip generation for the *Stephenson Road* development was calculated using rates and equations contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition, 2017. This analysis generated the project trips using the following land use: Single-Family Detached Housing (ITE Code 210).

The proposed density and the anticipated project trip generation are summarized in Table 1.

Kimley »Horn

Table 1: Trip Generation											
Land Use Density	Density	ITE	Daily Traffic		AM Peak Hour			PM Peak Hour			
	Code	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	
Single-Family Detached Housing	160 units	210	1,602	801	801	118	30	88	160	101	59
Total			1,602	801	801	118	30	88	160	101	59

Note: No reductions for alternative transportation modes (walking, cycling, transit, carpooling, etc.), mixed-use, or pass-by were taken.

As shown in **Table 1**, the proposed development is projected to generate 1,602 total daily trips (801 in; 801 out), 118 total AM peak hour trips, and 160 total PM peak hour trips.

We hope this information is helpful. If you have any questions concerning this letter or need additional information, please do not hesitate to contact me.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

InDhalle

John D. Walker, P.E., PTOE Senior Vice President/Senior Associate

Attachments:

- Trip Generation Analysis
- Proposed Site Plan

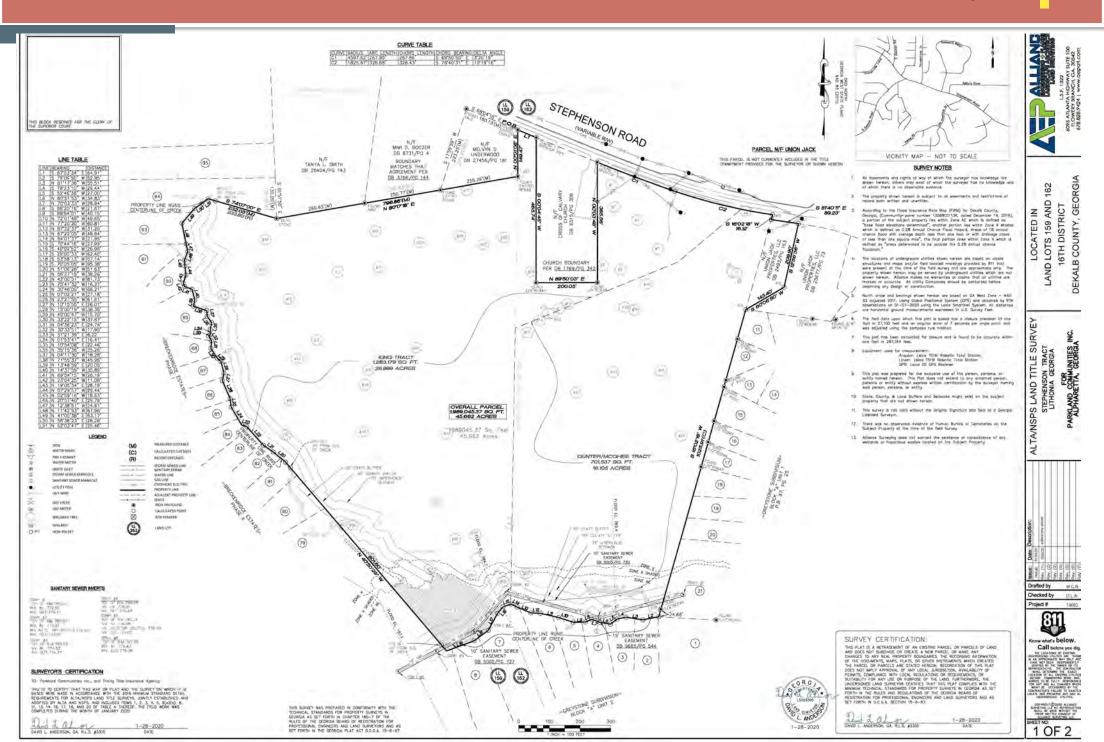
Jin Seo, P.E. Project Engineer

K:\ALP_TPTO\019380008_Stephenson Road Trip Gen Memo - February 2020\Memo\2020-02-24-Stephenson Road_Memo.docx

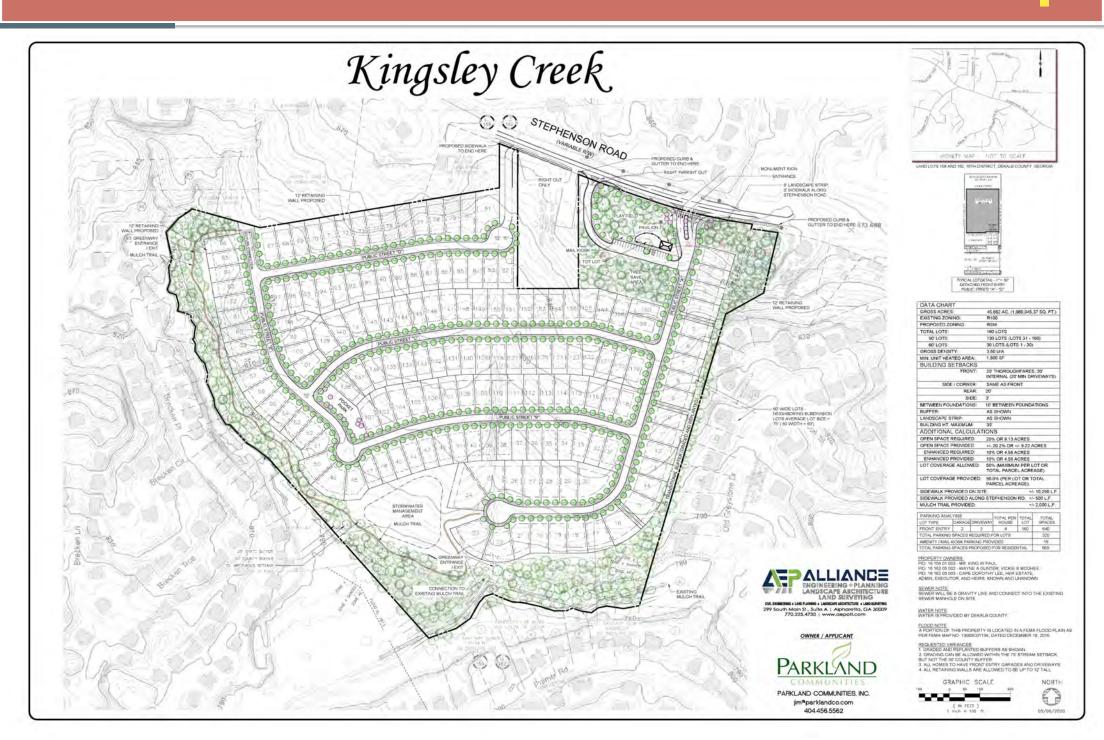
Trip Generation Analysis (10th Ed. with <i>2nd Edition Handbook</i> Daily IC & <i>3rd Edition</i> AM/PM IC) Stephenson Road Tract Development DeKalb County, GA								
Land Use	Intensity	Daily	ily AM Peak Hour PM Pea			M Peak Ho	ak Hour	
		Trips	Total	In	Out	Total	In	Out
Proposed Site Traffic								
210 Single-Family Detached Housing	160 d.u.	1,602	118	30	88	160	101	59
Gross Trips	ļ	1,602	118	30	88	160	101	59
Residential Trips		1,602	118	30	88	160	101	59
Mixed-Use Reductions		0	0	0	0	0	0	0
Alternative Mode Reductions		0	0	0	0	0	0	0
Adjusted Residential Trips		1,602	118	30	88	160	101	59
Mixed-Use Reductions - TOTAL		0	0	0	0	0	0	0
Alternative Mode Reductions - TOTAL		0	0	0	0	0	0	0
Pass-By Reductions - TOTAL		0	0	0	0	0	0	0
New Trips		1,602	118	30	88	160	101	59
Driveway Volumes		1,602	118	30	88	160	101	59

k:\alp_tpto\019380008_stephenson road trip gen memo - february 2020\analysis\[2020-02-24-stephenson-road.xlsm]trip generation

Survey



Revised Site Plan Dated July 15, 2020



KINGSLEY CREEK

CHARACTER IMAGES



AMENITY AREA

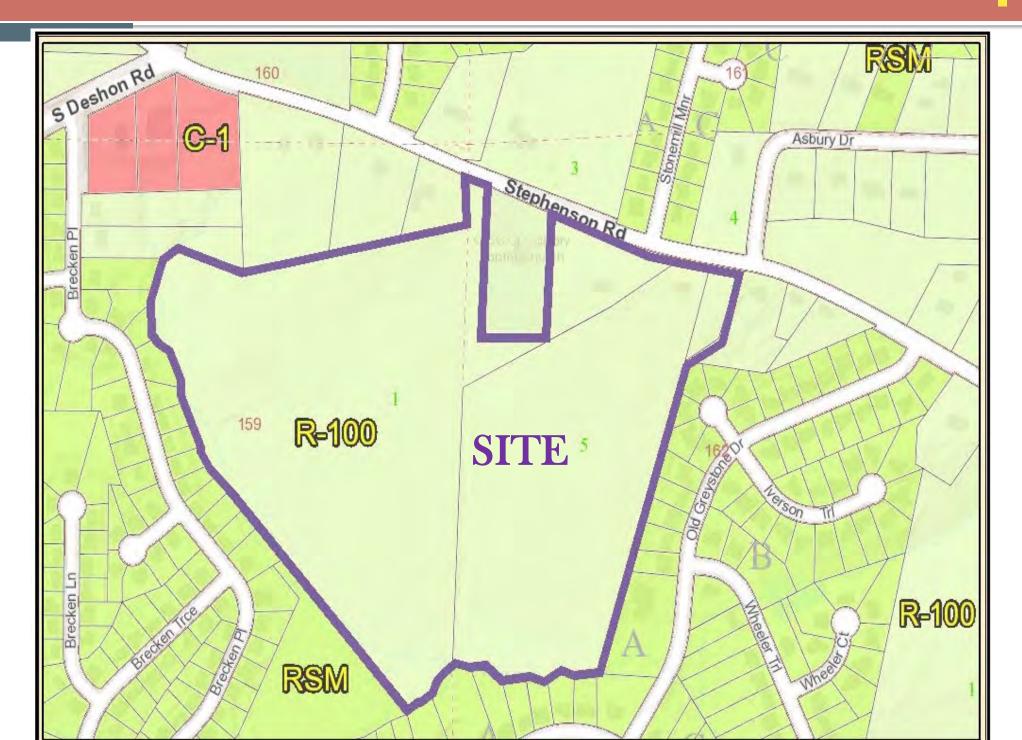
Facility/School Pine Ridge ES

Princeton ES Rock Chapel ES Stephenson HS Stephenson MS

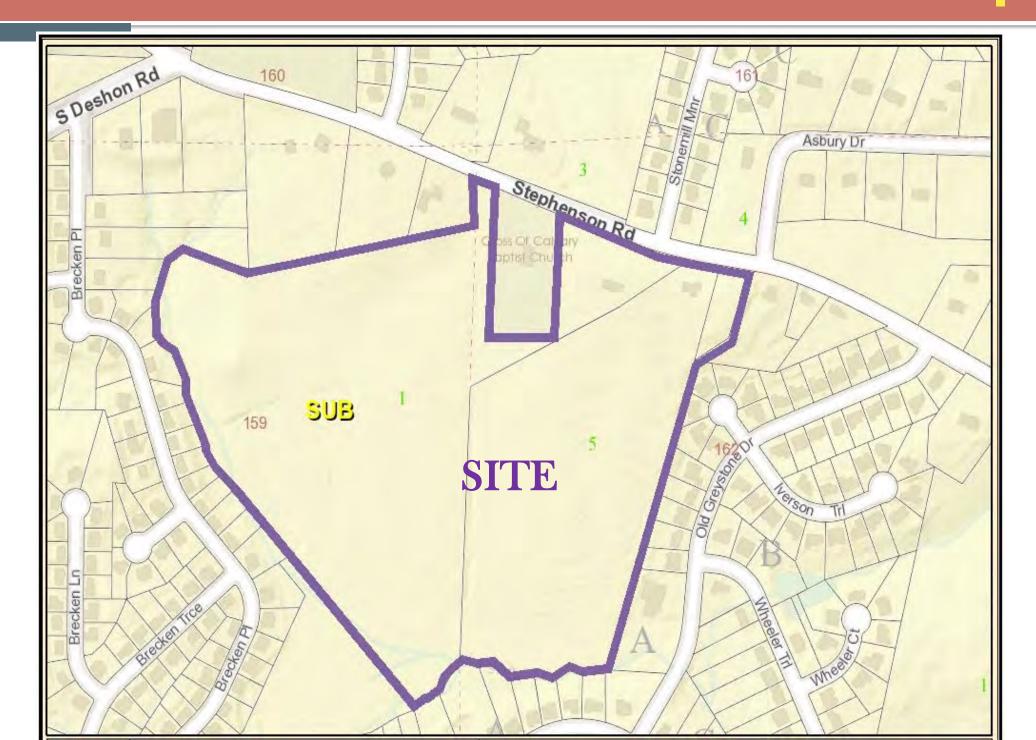
Туре	Cluster	Region	Enrollment	Capacity
ES	Stephenson	3	570	856
ES	Stephenson	3	743	958
ES	Stephenson	3	537	697
HS	Stephenson	3	1387	2041
MS	Stephenson	3	988	1374

Stephenson Road School Capacity

Zoning Map



Land Use Map



Aerial

