



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500

Decatur, GA 30030

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

Planning Commission Hearing Date: March 5, 2019, 6:30 P.M.

Board of Commissioners Hearing Date: March 26, 2019, 6:30 P.M.

STAFF ANALYSIS

Case No.: Z-19-1243046 **Agenda #:** D. 3

Location/Address: 2387 Wellborn Road **Commission District:** 5 **Super District:** 7

Parcel ID(s): 16-071-09-001

Request: Rezone property from C-1 (Local Commercial) to MR-1 (Medium Density Residential-1) for 124 single-family attached townhome units at a density of 8.4 units per acre.

Property Owner(s): Wellborn Road Common Tenancy

Applicant/Agent: Rocklyn Homes, Inc. c/o Battle Law, P.C.

Acreage: 14.75 acres

Existing Land Use: Undeveloped, wooded.

Surrounding Properties: To the northwest, west, north, and northeast: single-family attached townhomes; to the east and southeast: undeveloped land and a telecommunications tower; to the south: a Citgo service station; to the southwest: single-family residential.

Adjacent Zoning: **North:** MR-1 **South:** C-1 **East:** RSM **West:** MR-1 **Northeast:** MR-1 **Northwest:** MR-1
Southeast: C-1 **Southwest:** RSM

Comprehensive Plan: **CRC (Commercial Redevelopment Corridor)** **Consistent** **Inconsistent**

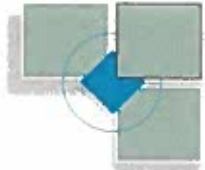
Proposed Density: 8.4 units per acre	Existing Density: not applicable (property is undeveloped)
Proposed Units: 124	Existing Units: not applicable (property is undeveloped)
Proposed Lot Coverage: information not provided	Existing Lot Coverage: not applicable (property is undeveloped)



DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director



APPLICATION TO AMEND OFFICIAL ZONING MAP
OF DEKALB COUNTY, GEORGIA
JAN 03 2019
BY:

Z/CZ No. 1243046
Filing Fee: \$750

Date Received: _____ Application No.: _____

Applicant: Rocklyn Homes Inc. c/o Battle Law, P.C. E-Mail: mlb@battlelawpc.com

Applicant Mailing Address: One West Court Sq., Suite 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: 2387 Wellborn Road

District(s): 16 Land Lot(s): 071 Block: 09 Parcel(s): 001

Acreage: 14.75 Commission District(s): 5 & 7

Present Zoning Category: C-1 (cond) Proposed Zoning Category: MR-1

Present Land Use Category: CRC

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

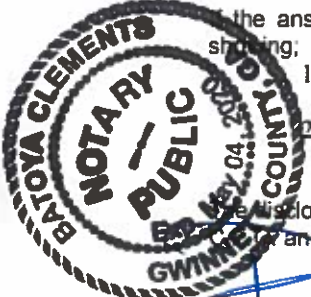
In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

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:

- The name and official position of the local government official to whom the campaign contribution was made.
- 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 Planning Department and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

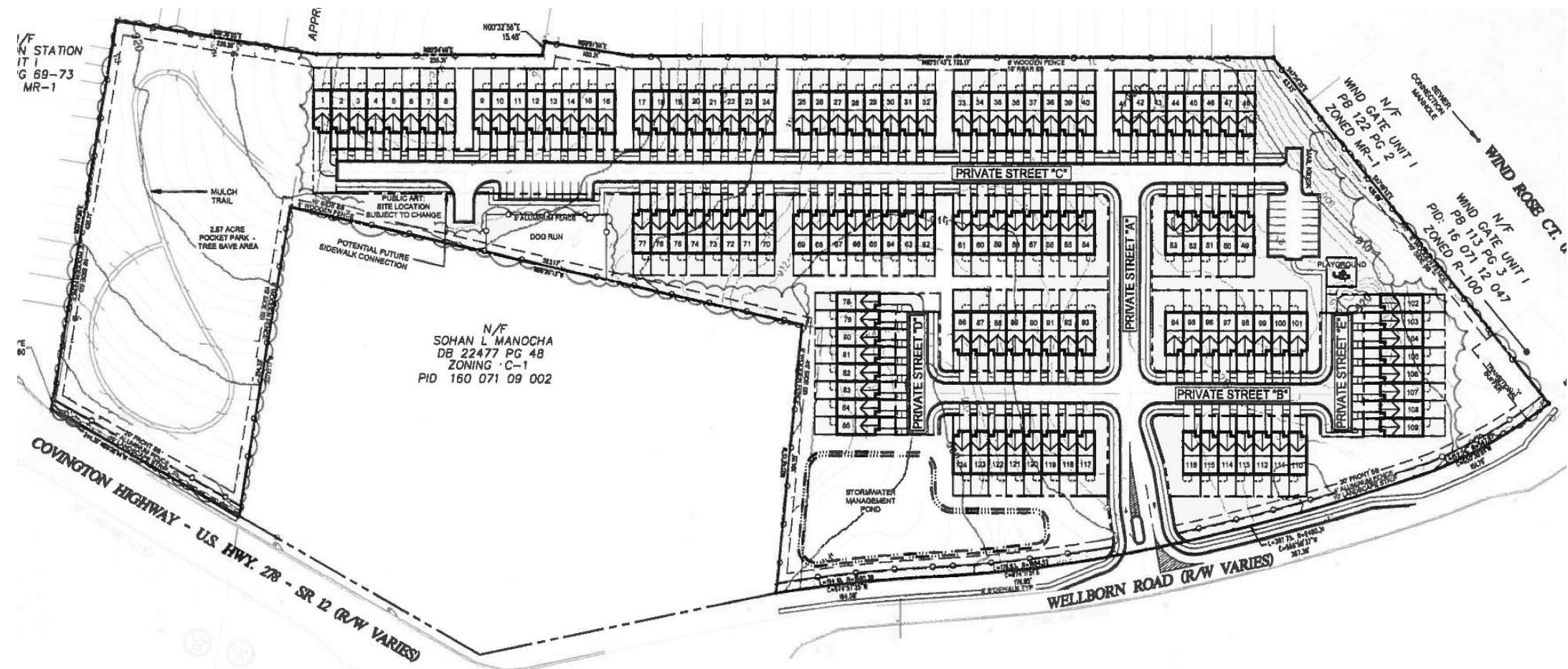


NOTARY
May 04 2020
EXPIRATION DATE / SEAL

By: _____
SIGNATURE OF APPLICANT / DATE

Check One Owner _____ Agent X

330 West Ponce de Leon Avenue - Suites 100-500 - Decatur, Georgia - 30030
[voice] 404.371.2155 - [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007
Web Address <http://www.dekalbcountyga.gov/planning>
Email Address: planninganddevelopment@dekalbcountyga.gov



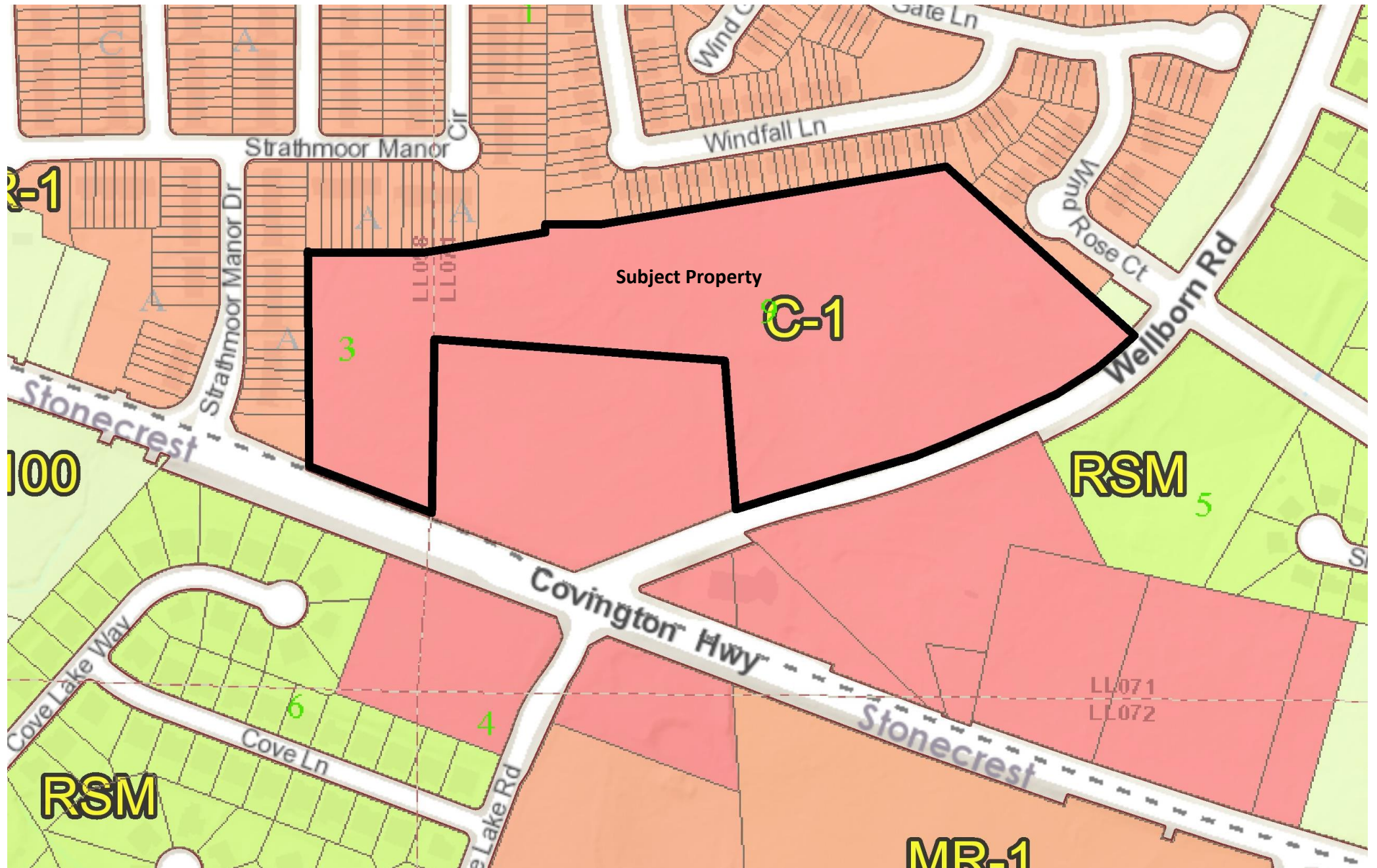
N/F
SOHAN L. MANOCHA
DB 22477 PG 48
ZONING C-1
PID 160 071 09 002

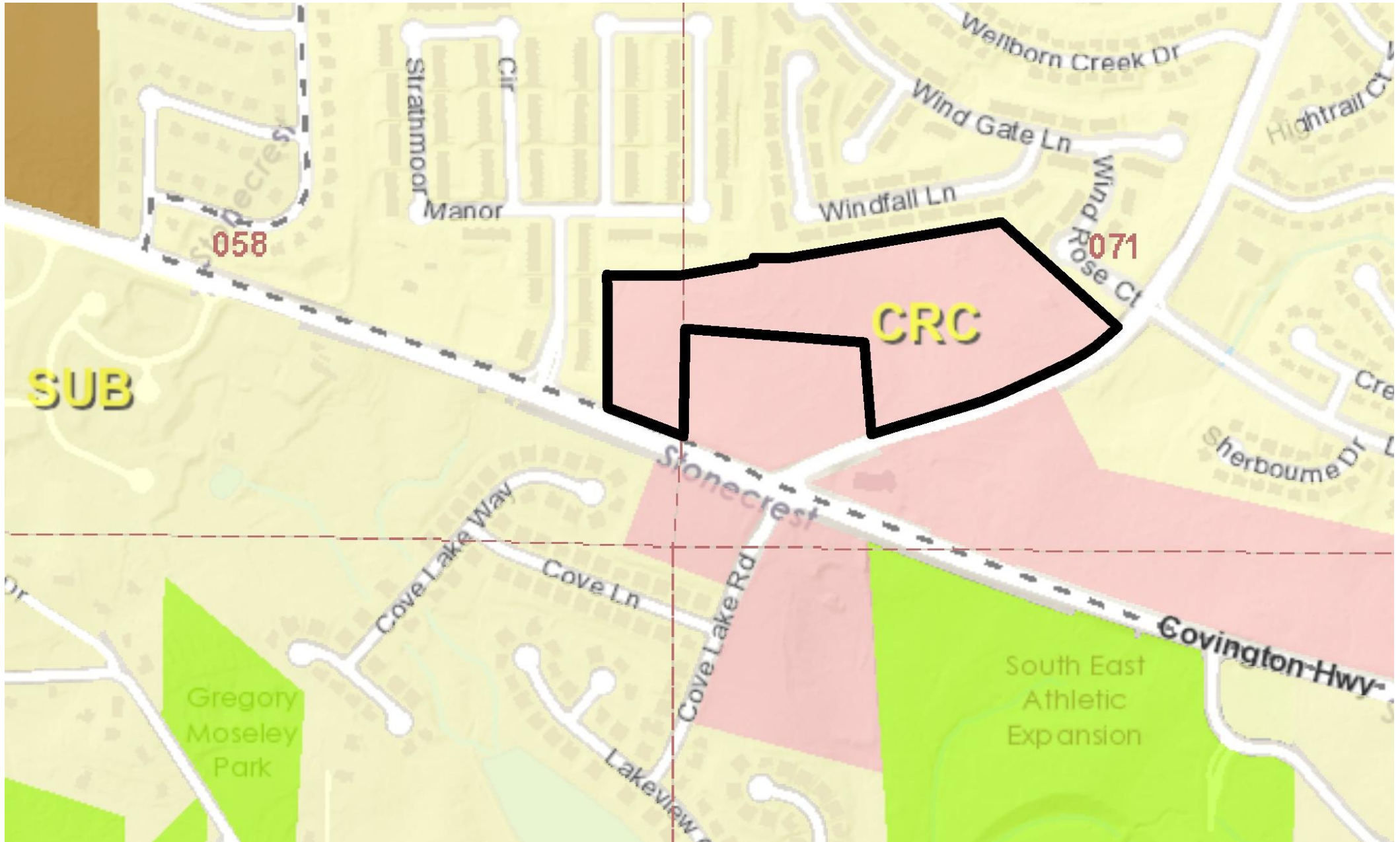
N/F STATION
IT 1
G 69-73
MR-1

WIND GATE UNIT 1
PB 122 PG 2
ZONED MR-1
CONCRETE WALKWAY
WIND ROSE CT. 1
N/F UNIT 1
PB 113 PG 3
PID: 16 071 12 047
ZONED R-100

COVINGTON HIGHWAY - U.S. HWY. 28 - SR 12 (R/W VARIES)

WELLBORN ROAD (R/W VARIES)









(left) Subject property, viewed towards the north.

(right) View towards the south and Covington Highway.

