



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 1, 2020

Board of Commissioners Hearing Date: September 24, 2020

STAFF ANALYSIS

Case No.: Z-20-1243958 **Agenda #:** D.3

Location/Address: The property is located on the southeast corner of Stephenson Road and Alford Road at 800, 810 and 820 Alford Road and 917 Stephenson Road, Stone Mountain, GA. **Commission District:** 4 **Super District:** 7

Parcel ID: 16-128-02-001; 16-128-02-003; 16-128-02-011; 16-129-02-009

Request: To rezone property from R-100 (Residential Medium Lot) District to RSM (Small Lot Residential Mix) District to develop 91 single-family detached and 92 single-family attached residences at a density of 4.47 units per acre.

Property Owner: Katherine L. Brown; Louis Evans Brown Jr.; Robert Larry Brow; Sarah K. Warbington; Danny H. Warbington

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

Acreage: 40.91 Acres

Existing Land Use: Primarily Undeveloped with Three Single Family Residences & Accessory Structures

Surrounding Properties Adjacent Zoning: Adjacent to the site along the west and south property lines are single-family detached subdivisions zoned RSM. North and east of the site is zoned R-100 and developed with single-family detached residences. The subject site is within walking distance of three public schools: Pine Ridge Elementary, Stephenson Middle and Stephenson High school.

Comprehensive Plan: Suburban (SUB) ☒ Consistent ☐ Inconsistent

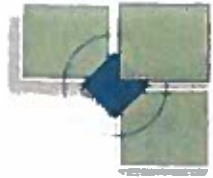
Proposed Residential Units.: 183	Existing Residential Units: 3
Proposed Lot Coverage: <35% Per Lot	Existing Lot Coverage: <35% Per Lot



DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director



APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA

RECEIVED

APR 30 2020

Z/CZ No. 2-20-124358

Filing Fee: _____

Date Received: _____ Application No.: _____

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

Applicant Mailing Address:
One West Court Square, 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: See Attached

District(s): 16 Land Lot(s): 128 & 129 Block: 02 Parcel(s): 001, 003, 011 & 009

Acreage: 40.91 Commission District(s): 4 & 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 C.E.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030
Parkland Communities, Inc.

NOTARY

Nov 26, 2022

EXPIRATION DATE / SEAL

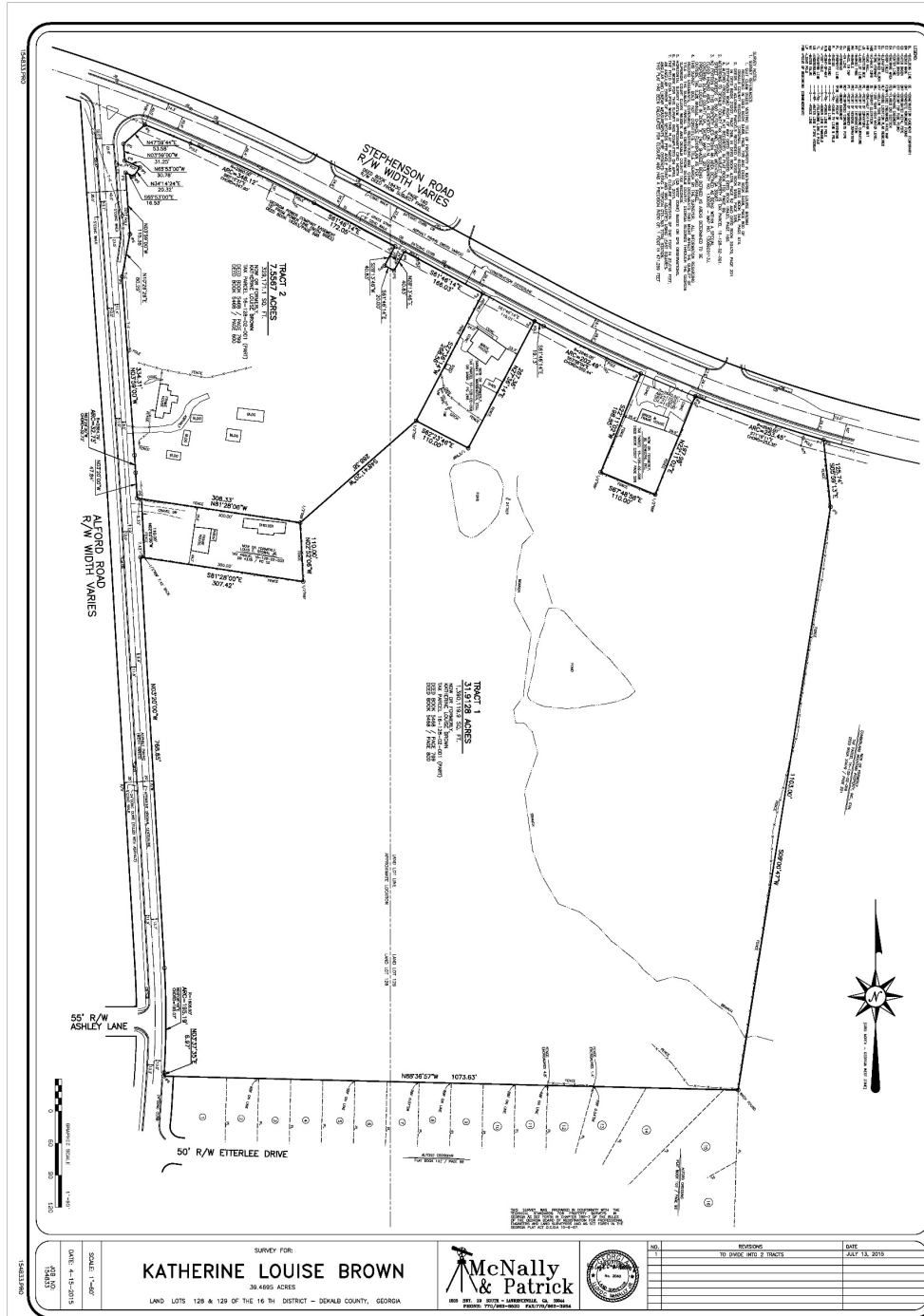


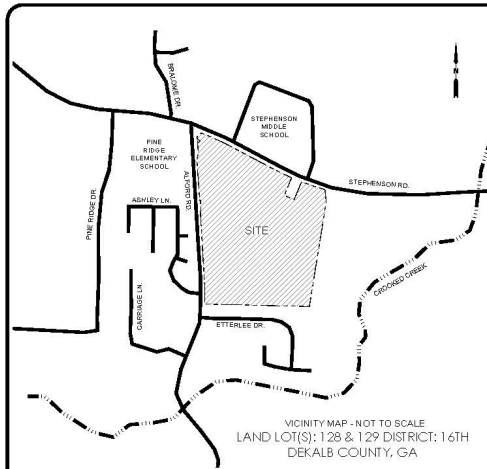
SIGNATURE OF APPLICANT / DATE

Check One: Owner _____ Agent X

330 West Peachtree Street, Suite 100-500 - Decatur, Georgia - 30030
[voice] 404.371.2255 [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007

Web Address <http://www.dekalbcountyga.gov/planning>
Email Address: planninganddevelopment@dekalbcountyga.gov





PARKING ANALYSIS					TOTAL PER HOUSE	TOTAL LOT	TOTAL SPACES
DETACHED SF	2	2	4	108	432		
TOWNHOME	1	2	3	64	192		
TOTAL PARKING SPACES PROPOSED FOR RESIDENTIAL					620		
TOTAL PARKING SPACES REQUIRED FOR RESIDENTIAL					300		
ADDITIONAL OFF STREET/ GUEST/ MAIL KIOSK PARKING					63		
TOTAL PARKING SPACES PROPOSED					687		

PROPERTY OWNERS:
PID 16-128-02-001 - KATHERINE LOUISE BROWN
PID 16-128-02-003 - LOUIS E. BROWN, JR.
PID 16-128-02-009 - SARA K. WARBINGTON, ETAL
PID 16-128-02-011 - ROBERT L. BROWN

SEWER NOTE:
SEWER WILL BE A GRAVITY LINE AND TIE INTO THE EXISTING SEWER MANHOLE ALONG ALFORD ROAD & ASHLEY LANE.

WATER NOTE:
EXISTING WATER LINE LOCATED ON STEPHENSON ROAD AND PROVIDED BY DEKALB COUNTY.

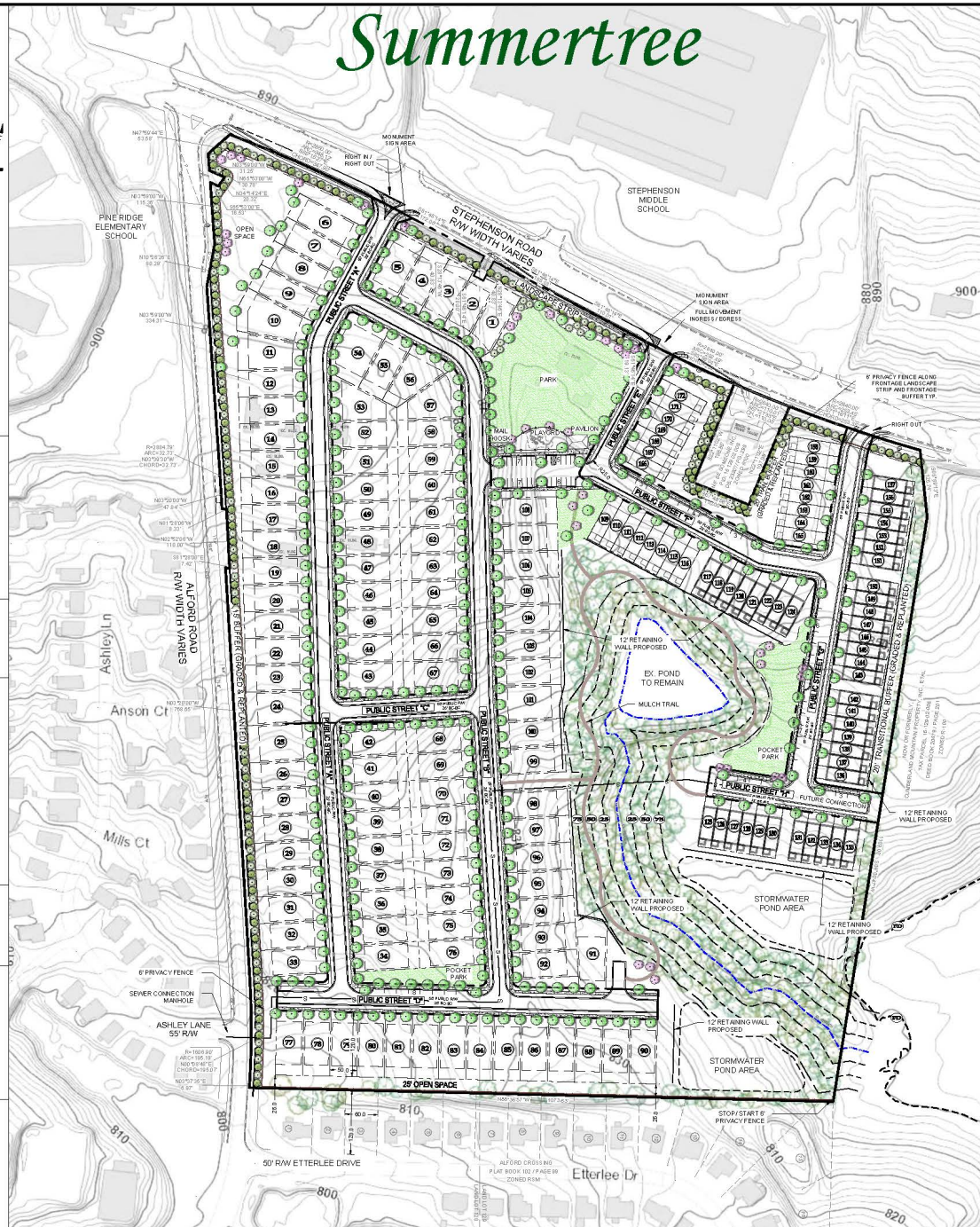
STREET LIGHT NOTE:
FIXTURES AND ILLUMINATION SHALL COMPLY WITH COUNTY STANDARDS AND WILL BE 100' ON CENTER.

FLOOD NOTE:
A PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD PLAIN AS PER FEMA MAP NO. 1308900113K, DATED DECEMBER 18, 2016.

BOUNDARY SURVEY BY:
MCNALLY & PATRICK
1505 HWY. 29 SOUTH,
LAWRENCEVILLE, GEORGIA 30044
PHONE: 770.963.8520

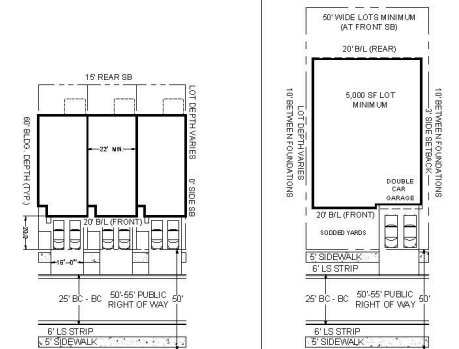
REQUESTED VARIANCES:
1. GRADED AND REPLANTED BUFFERS AS SHOWN.
2. GRADING CAN BE ALLOWED WITHIN THE FIRST 25' OF THE 75' IMPERVIOUS STREAM SETBACK.
3. ALL HOMES TO HAVE FRONT ENTRY DRIVEWAYS AND GARAGES.
4. ALL RETAINING WALLS ALLOWED TO BE UP TO 12' TALL.
5. NOT TO INSTALL A BIKE LANE ON STEPHENSON ROAD.
6. NO SIDEWALKS ALONG STEPHENSON ROAD PROPOSED (EXISTING NEW SIDEWALKS PROVIDED).
7. 50' PUBLIC RIGHT OF WAY'S ALLOWED.

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



PARKLAND
COMMUNITIES

OWNER / APPLICANT
PARKLAND COMMUNITIES, INC.
jim@parklandco.com
404.456.5562



TOWNHOME TYPICAL
LOT DETAIL

SINGLE FAMILY
DETACHED TYPICAL
LOT DETAIL

GROSS ACRES	40.91 AC. (1,762,039 SQ. FT.)
EXISTING ZONING	R100
PROPOSED ZONING	RSM / DEKALB COUNTY
TOTAL UNITS	172 UNITS (108 - SINGLE FAMILY HOMES & 64 - TOWNHOMES)
TOTAL DENSITY	4.20 U/A
SINGLE FAMILY LOT WIDTH	50' TYPICAL
TOWNHOME UNIT WIDTH	24'X 30' TYPICAL
MIN. UNIT HEATED AREA	1,800 SF. (SINGLE FAMILY) / 1,500 SF. (TOWNHOMES)
SETBACKS	FRONT: 20' (20 MIN DRIVEWAYS) REAR: 20'
	REAR: 20' REAR: 15'
	SIDE: 5' SIDE: 0'
BETWEEN FOUNDATIONS (SPD)	10' BETWEEN FOUNDATIONS
BETWEEN BUILDINGS (SFA)	20' TYPICAL (BETWEEN TOWNHOME BLDGS.)
TRANSITIONAL BUFFER	AS SHOWN
LANDSCAPE STRIP	AS SHOWN
BUILDING HT. REQUIRED	35' MAX. (SINGLE FAM.) / 3 STORIES OR 45' MAX. (TOWNHOME)
OPEN SPACE REQUIRED	20% OR 8.18 ACRES
OPEN SPACE PROVIDED	20.9% OR 8.55 ACRES
ENHANCED REQUIRED	10% OR 4.09 ACRES
ENHANCED PROVIDED	10% OR 4.09 ACRES
SIDEWALK PROVIDED ON SITE	~11,500 L.F.
MULCH TRAIL PROVIDED	~42,000 L.F.
LOT COVERAGE ALLOWED	70% SFA; 50% SPD (MAX. PER LOT OR TOTAL PARCEL ACREAGE)
LOT COVERAGE PROVIDED	70% SFA; 50% SPD (MAX. PER LOT OR TOTAL PARCEL ACREAGE)

