

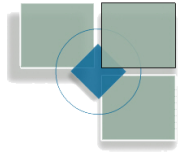


DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500

Decatur, GA 30030

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



Michael Thurmond
Chief Executive Officer

Planning Commission Hearing Date: September 1, 2020
Board of Commissioners Hearing Date: September 24, 2020

STAFF ANALYSIS

Case No.: Z-20-1243972 **Agenda #:** D-4

Location/Address: Southwest side of Bermuda Road, approximately 658 feet northwest of Malvern Boulevard at 1347 Bermuda Road in Stone Mountain **Commission District:** 4 **Super District:** 7

Parcel ID: 18 083 01 010

Request: To rezone property from R-100 (Single-Family Residential) to RSM (Small Lot Residential Mix) to develop 20 single-family detached homes at a density of 3 units per acre

Property Owner: Future Capital Investment c/o Kirk Harvey

Applicant/Agent: Future Capital Investment c/o Kirk Harvey

Acreage: 6.6

Existing Land Use: Vacant Single-Family structure

Surrounding Properties: Single-family homes and a single-family subdivision (English Manor) to the north; vacant land and single-family homes to the east across Bermuda Road; a single-family subdivision to the south (Deer Creek); and single-family homes to the west.

Adjacent Zoning: **North:** R-100 **South:** RSM **East:** NA Gwinnett County **West:** R100

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

Proposed Density: NA **Existing Density:** NA
Proposed Units/Square Ft.: 20 single-family detached homes at a density of 3 units per acre **Existing Units/Square Feet:** Vacant Structure
Proposed Lot Coverage: NA **Existing Lot Coverage:** NA



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

Date Received: 4-24-2020 Application No.: _____
Z/CZ No. _____
Filing Fee: _____

Applicant: Future Capital Investment E-Mail: futurecapitalinvestment@gmail.com

Applicant Mailing Address:
2870 Peachtree Road NW, Suite 241, Atlanta, GA 30305

Applicant Phone: 404-734-5891 Fax: _____

Owner(s): Future Capital Investment - Kirk Harvey E-Mail: futurecapitalinvestment@gmail.com
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address:
2870 Peachtree Road NW, Suite 241, Atlanta, GA 30305

Owner(s) Phone: 404-734-5891 Fax: _____

Address/Location of Subject Property: 1347 Bermuda Road

District(s): 18 Land Lot(s): 83 Block: _____ Parcel(s): 18-083-01-010

Acreage: 6.66 Commission District(s): _____

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

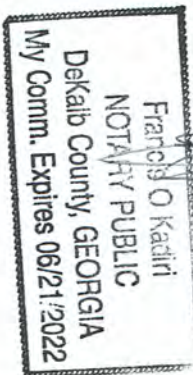
In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

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.

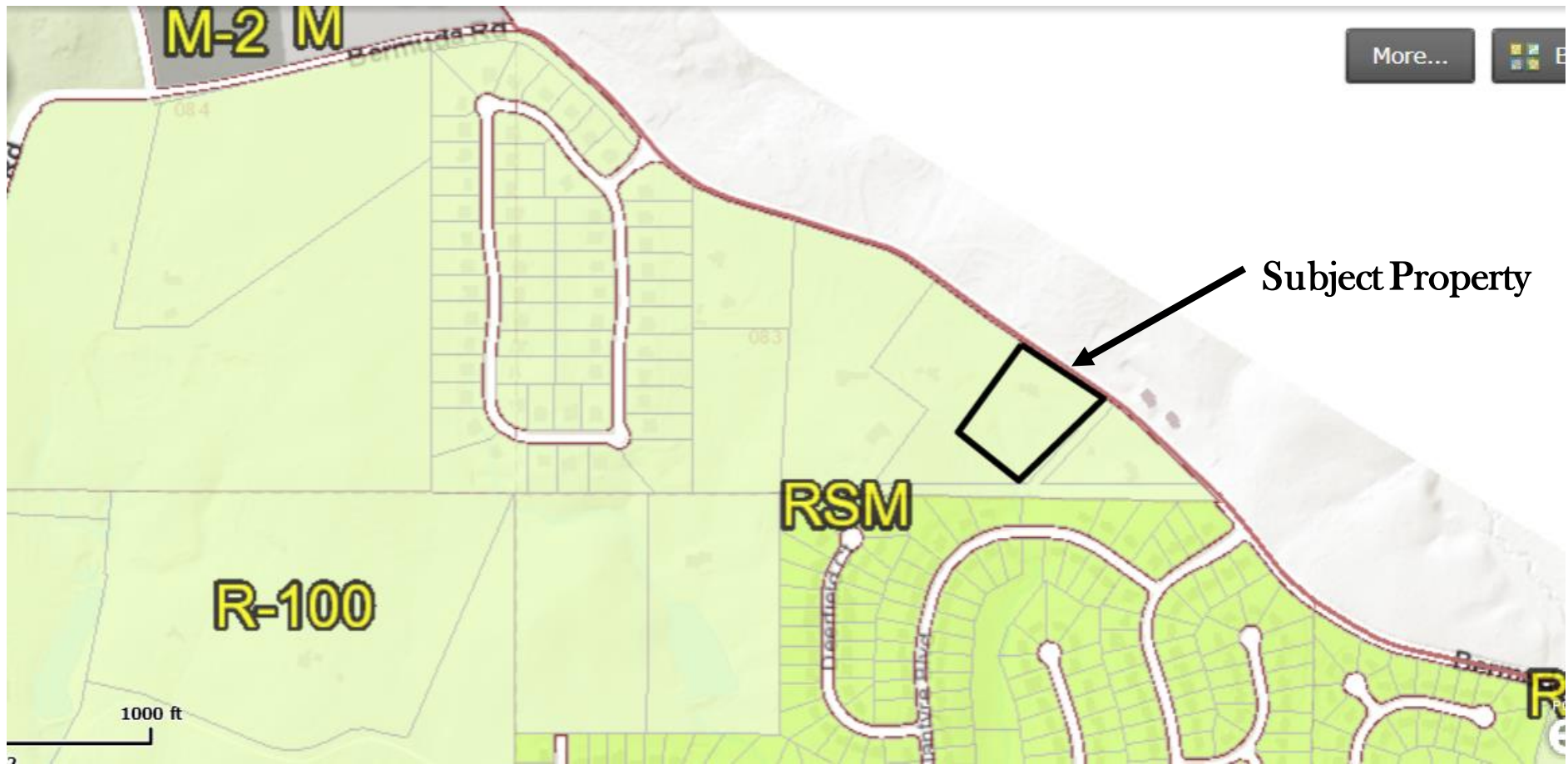
The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

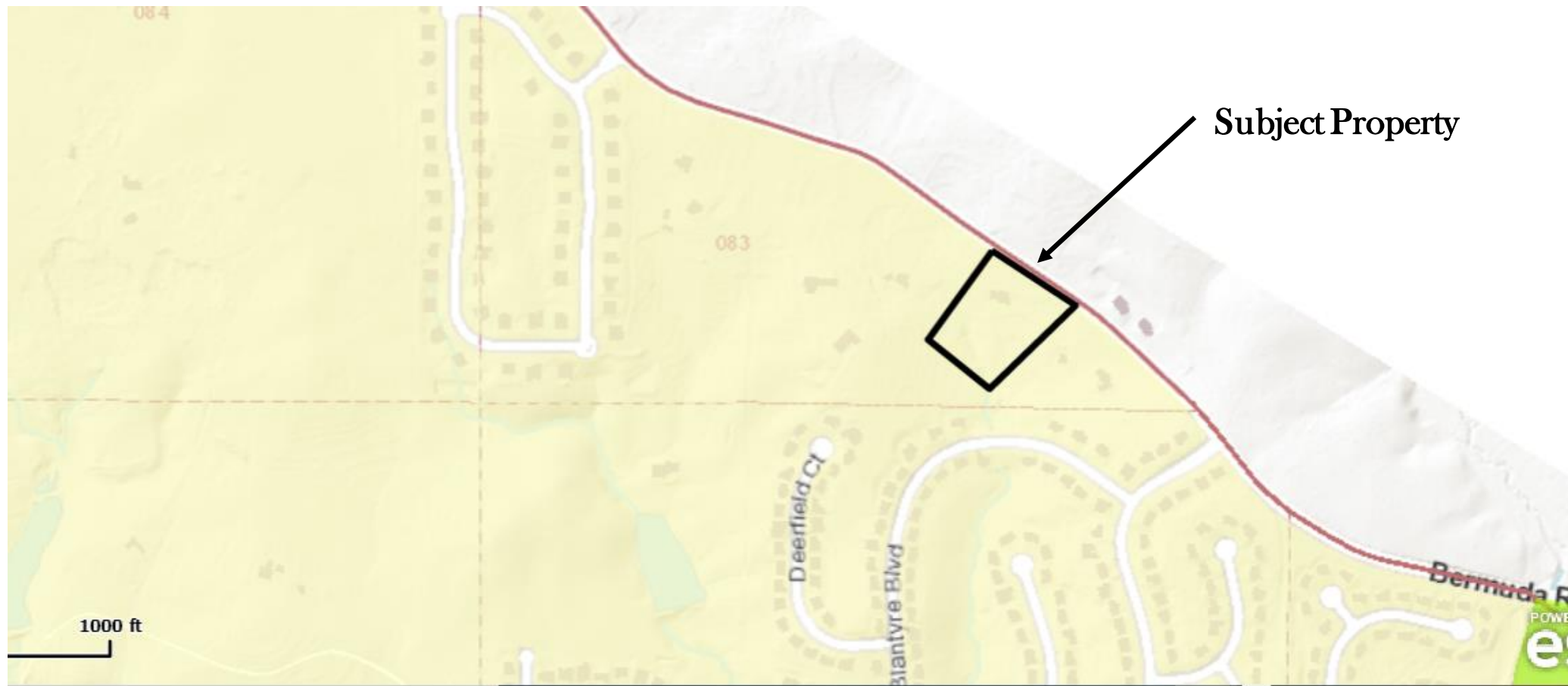


[Signature]
NOTARY
6/21/2020
EXPIRATION DATE / SEAL

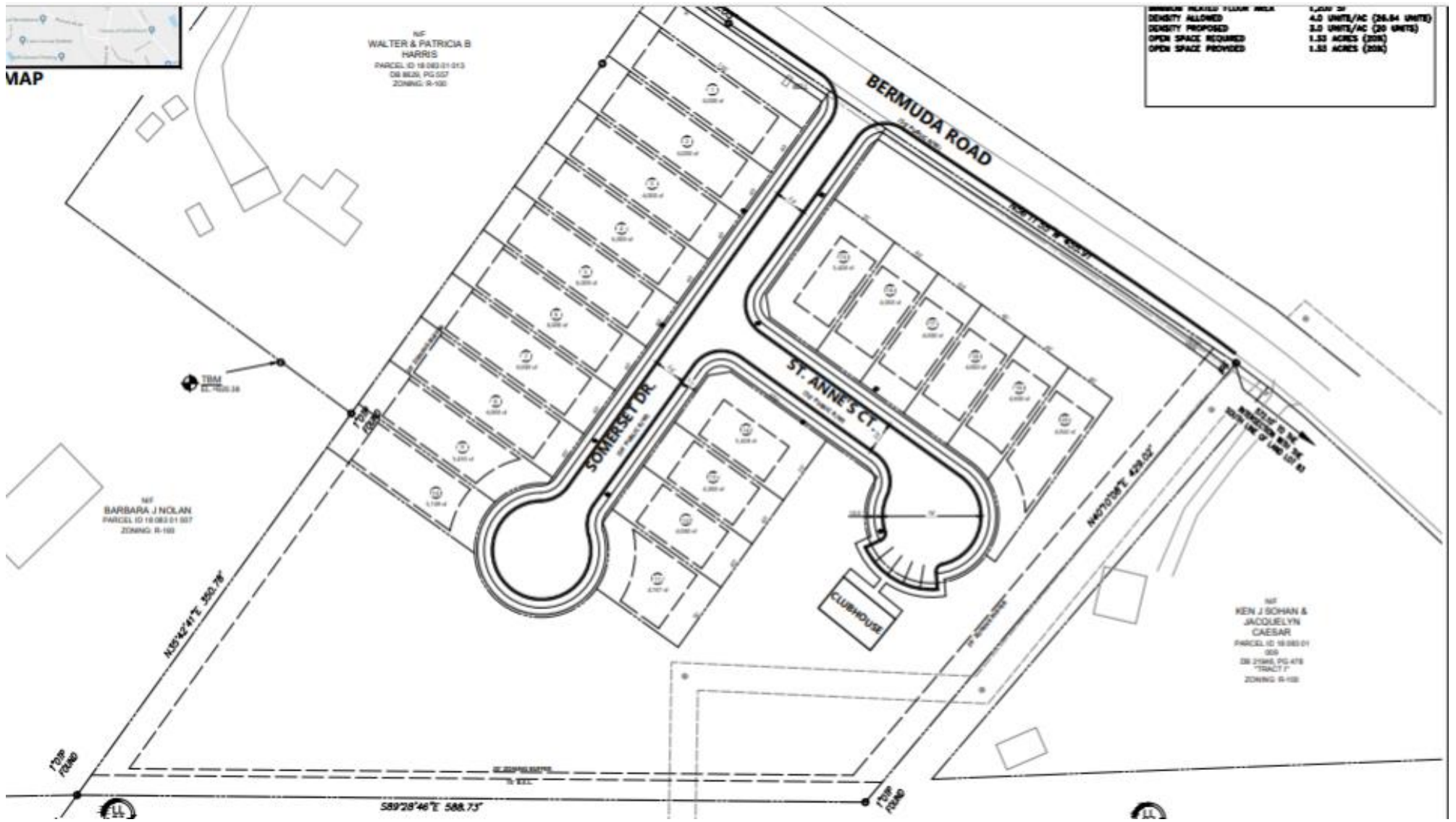
Kirk Harvey 4-21-20
SIGNATURE OF APPLICANT / DATE

Check One: Owner Agent _____









APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA

Form fields including Date Received (4-24-2020), Applicant (Future Capital Investment), Z/CZ No., Filing Fee, Applicant Mailing Address (2870 Peachtree Road NW, Suite 241, Atlanta, GA 30305), Applicant Phone (404-734-5891), Owner(s) (Future Capital Investment - Kirk Harvey), Owner's Mailing Address (2870 Peachtree Road NW, Suite 241, Atlanta, GA 30305), Address/Location of Subject Property (1347 Bermuda Road), District(s) (18), Land Lot(s) (83), Block, Parcel(s) (18-083-01-010), Acreage (6.66), Commission District(s), Present Zoning Category (R-100), Proposed Zoning Category (RSM), Present Land Use Category (SUB).

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