



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: March 3, 2020, 6:30 P.M.

Board of Commissioners Hearing Date: March 24, 2020, 6:30 P.M.

STAFF ANALYSIS

Case No.: Z-20-1243741 **Agenda #:** N. 2

Location/Address: 1221 and 4220 Indian Creek Place, Stone Mountain, GA **Commission District:** 5 **Super District:** 7

Parcel ID(s): 15-222-13-015 & 15-222-13-019

Request: To rezone property in the Kensington-Memorial Overlay District from MU-4 (Mixed Use-4) to HR-1 (High-Density Residential-1) for a multifamily residential building.

Property Owner(s): Sid Tejpaul

Applicant/Agent: Sid Tejpaul

Acreage: 2.27

Existing Land Use: Asphalt paving for a parking lot & cleared land.

Surrounding Properties: To the north (zoned MU-4/Kensington Memorial Overlay District Tier 2): vacant land which was cleared for a commercial building; to the east (zoned MU-4/Kensington Memorial Overlay District Tier 2): townhomes; to the southeast, south, and southwest (zoned R-75): single-family residential; to the west and northwest (zoned C-1/ Kensington Memorial Overlay District Tier 2): a CVS store.

Comprehensive Plan: TC (Town Center) **Consistent** **Inconsistent**

Proposed Units: 52	Existing Units: N.A. (Undeveloped)
Proposed Density: 22.9 units/acre	Existing Density: N.A. (Undeveloped)
Proposed Lot Coverage: 80%	Existing Lot Coverage: approximately 50%



DEPARTMENT OF PLANNING & SUSTAINABILITY

Rezoning Application to Amend the Official Zoning Map of DeKalb
County, Georgia

Date Received: 12/26/2019 Application No: 1243741

Applicant Name: Sid Tejpaul

Applicant E-Mail Address: Samirproperties@bell.south.net

Applicant Mailing Address: 11890 Douglas Road, Suite 110
Alpharetta GA 30005

Applicant Daytime Phone: 770-842-7383 Fax: 770-521-0058

Owner Name: Sid Tejpaul
If more than one owner, attach list of owners.

Owner Mailing Address: 11890 Douglas Road, suite 110, Alpharetta GA
30005

Owner Daytime Phone: 770-842-7383

Address of Subject Property: 1221 Indian Creek Place, Stone
Mountain GA 30083

Parcel ID#: 15 222 13 019

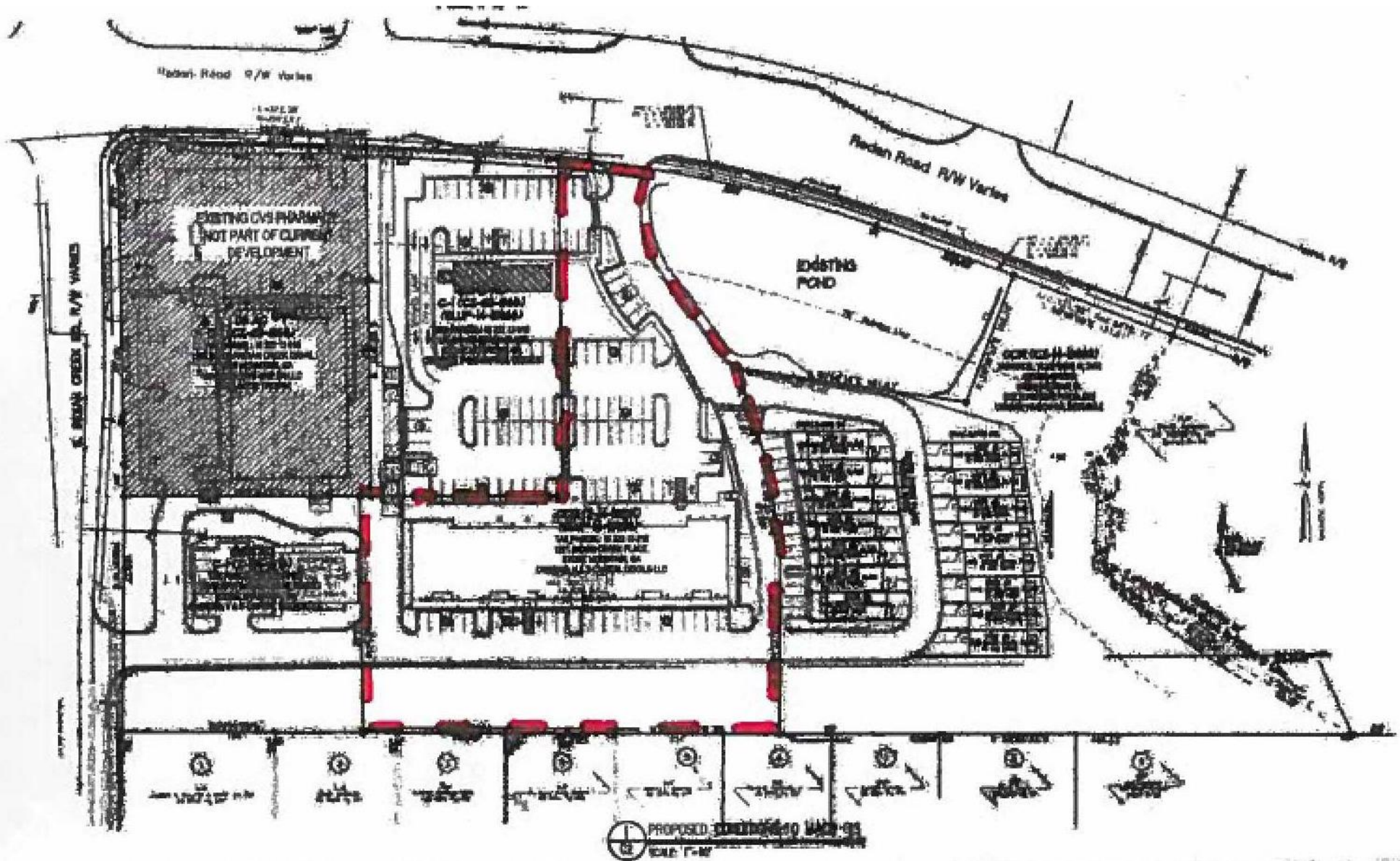
Acreage: 2.27 Commission District: 5-7

Present Zoning District(s): MD 4

Proposed Zoning District: HR 1

Present Land Use Designation: _____

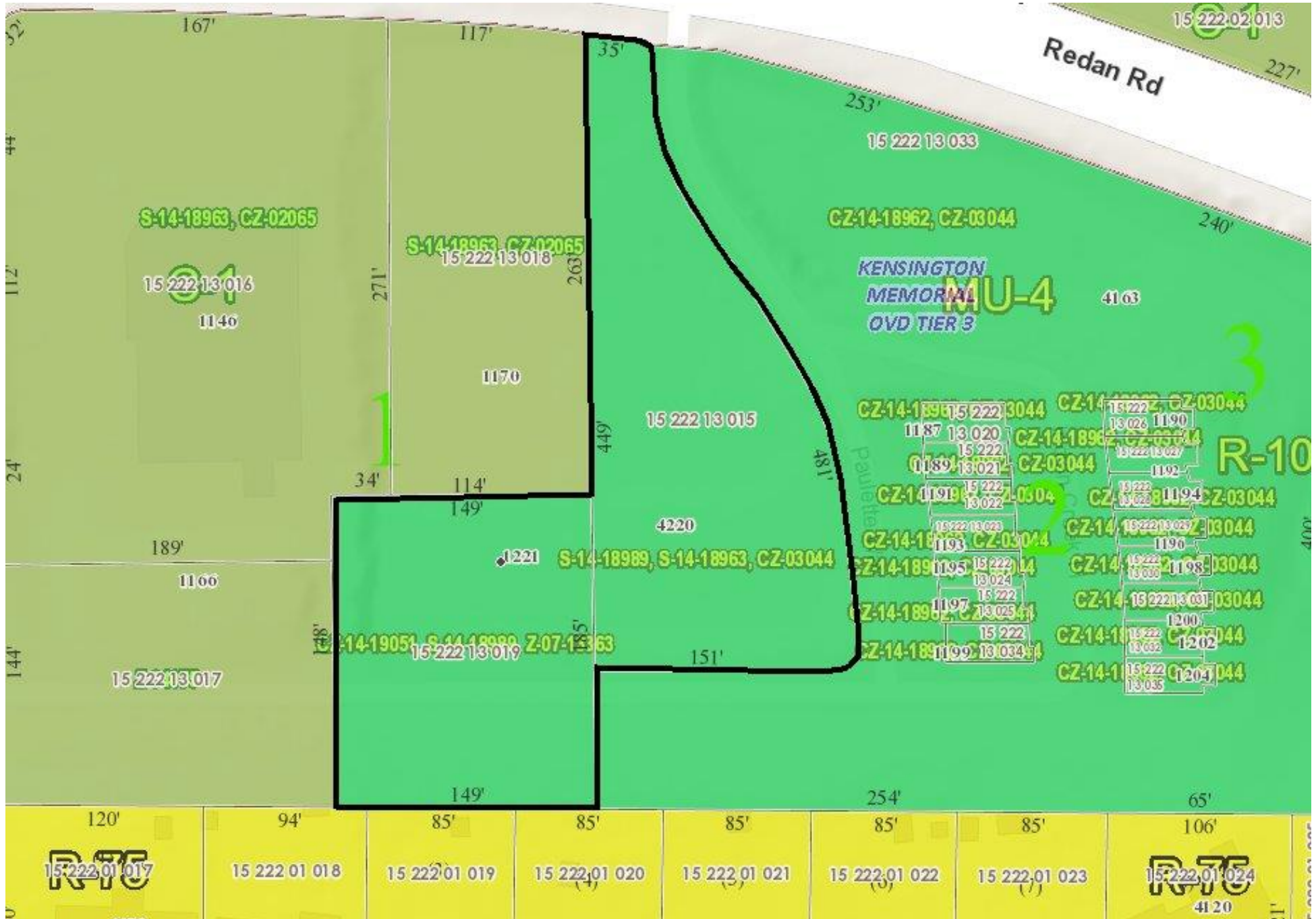
Proposed Land Use Designation (if applicable): _____

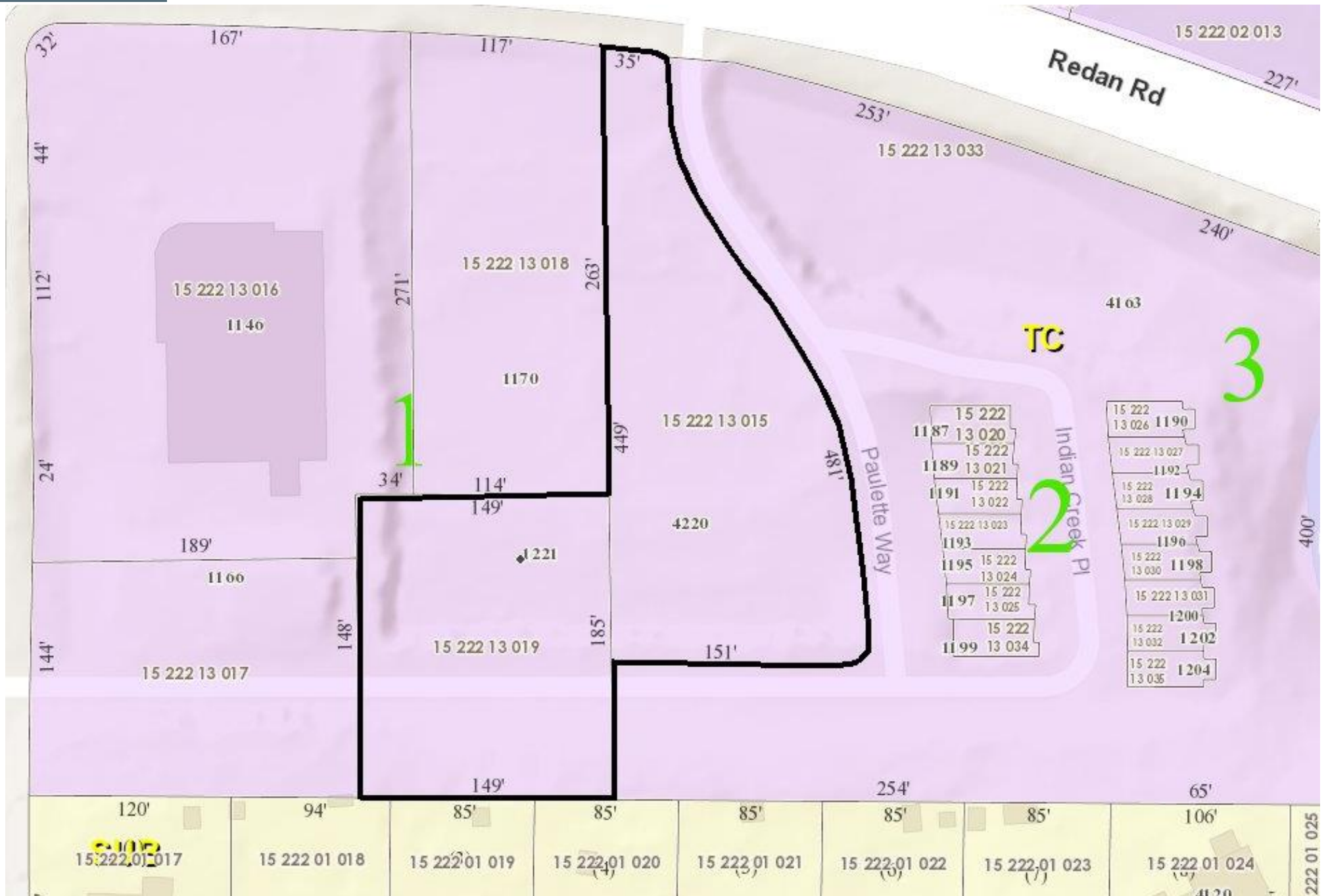




APARTMENT-MIXED USE DEVELOPMENT READY SITE

1221 S Indian Creek Dr • Stone Mountain, GA 30083







View of the rear of the subject property, showing the project site for the proposed multifamily residential building.



Front of the subject property, looking towards the CVS on adjoining property to the west.