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: July 07, 2020  
Board of Commissioners Hearing Date: July 30, 2020

STAFF ANALYSIS

<table>
<thead>
<tr>
<th>Case No.:</th>
<th>Z-20-1243841</th>
<th>Agenda #:</th>
<th>N.4</th>
</tr>
</thead>
</table>

**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; 16-162-05-003 |

**Request:** To rezone property from R-100 (Residential Medium Lot) District to RSM (Small Lot Residential Mix) District to develop a 164-lot single-family detached subdivision at a density of 3.59 units per acre.

**Property Owner:** Paul King; Vickie S. McGhee; Wayne A. Gunter; Dorothy Lee Cape

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

**Acreage:** 45.66 Acres

**Existing Land Use:** Three Single Family Residences & 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 across from the site are properties zoned R-100 and RSM that are developed with single-family detached residences. R-100 zoned properties abut the subject site along the Stephenson Road frontage. Further west at the southeast intersection of Stephenson Road and South Deshon Road is property zoned C-1 (Local Commercial) District.

<table>
<thead>
<tr>
<th>Comprehensive Plan:</th>
<th>Suburban (SUB)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>X</strong> Consistent</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Proposed Residential Units: 164</th>
<th>Existing Residential Units: 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Lot Coverage: 35% Per Lot</td>
<td>Existing Lot Coverage: &lt;35% Per Lot</td>
</tr>
</tbody>
</table>

Prepared by: KFH  
Page 1  
PC 07/07/2020  
Z-20-1243841
AMENDED AND RESTATED
APPLICATION TO AMEND OFFICIAL ZONING MAP
OF DEKALB COUNTY, GEORGIA

Z/CZ No. Z-20-1243841
Filing Fee: $500

Date Received: February 27, 2020

Application No.: 

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

Applicant Mailing Address: One West Court ¦ Square Ste. 750 ¦ Decatur, GA 30030

Applicant Phone: 404.501.7616  Fax: 404.745.0045

Owner(s): See Attached (If more than one owner, attach as Exhibit "A")

Owner's Mailing Address: See Attached

Owner(s) Phone:  

Address/Location of Subject Property: 1513 Stephenson Road Lithonia, GA 30058  Tax Parcel 16 162 05 003

District(s): 16  Land Lot(s): 159 & 162  Block: 01 & 05  Parcel(s): 003 & 002

Acreage: XXXX 45.662  Commission District(s): 5 & 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 38-67A, 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 County Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

Parkland Communities, Inc.

NOTARY

EXPIRATION DATE: FEB 26 2024

Datum: 2023-12-06

Address: 2930 West Peachtree Ln Avenue - Suite 100-500 ¦ Decatur, Georgia ¦ 30030

Phone: (404) 371-3172  Planning Fax (404) 371-4556  Development Fax (404) 371-3007

Address: http://www.dekalbcounntyga.gov/planning

Email: planninganddevelopment@dekalbcountygov

Revised 7/1/17