



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.: CZ-20-1243753 **Agenda #:** N. 4

Location/Address: 4038 Rockbridge Road, Stone Mountain, GA **Commission District:** 4 **Super District:** 6

Parcel ID(s): 18-043-02-013

Request: Major Modification of zoning conditions pursuant to CZ-16-20628 to allow construction of a health services clinic.

Property Owner(s): Masjid Rahman Islamic Center, Inc.

Applicant/Agent: Clarkston Community Health Center

Acreage: 2.18 acres

Existing Land Use: Two vacant single-family homes

Surrounding Properties: To the north and northeast (zoned MR-2): multifamily residential; to the east (zoned MR-2): vacant, undeveloped land; to the southeast, south, and southwest (zoned R-100): single-family residential; to the west and northwest (zoned NS): a day care center

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

Proposed Square Ft.: 8,000 square ft.	Existing Units/Square Feet: 2 units/5,000 square ft.
Proposed Lot Coverage: approximately 50%	Existing Lot Coverage: approximately 10%



DeKalb County
GEORGIA

404.371.2155 (o)
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DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

MAJOR MODIFICATION APPLICATION

Existing Conditional Zoning No.: CZ-20-1243753

APPLICANT NAME: Clarkston Community Health Center c/o Battle Law, P.C.

Daytime Phone#: 404.601.7616 Fax #: 404.745.0045 E-mail: mlb@battlelawpc.com

Mailing Address: One West Court Square, Suite 750 Decatur, Georgia 30030

OWNER NAME: Masjid Rahman Islamic Center Inc (If more than one owner, attach contact information for each owner)

Daytime Phone#: _____ Fax #: _____ E-mail: _____

Mailing Address: 4038 Rockbridge Road Stone Mountain, Georgia 30083

SUBJECT PROPERTY ADDRESS OR LOCATION: 4038 Rockbridge Road

Stone Mountain, DeKalb County, GA, 30083

District(s): 18 Land Lot(s): 043 Block(s): 02 Parcel(s): 013

Acreage or Square Feet: 2.18 Commission District(s): 04 Existing Zoning: 01

I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

Have you, the applicant, made a campaign contribution of \$250.00 or more to a DeKalb County government official within the two year period that precedes the date on which you are filing this application?

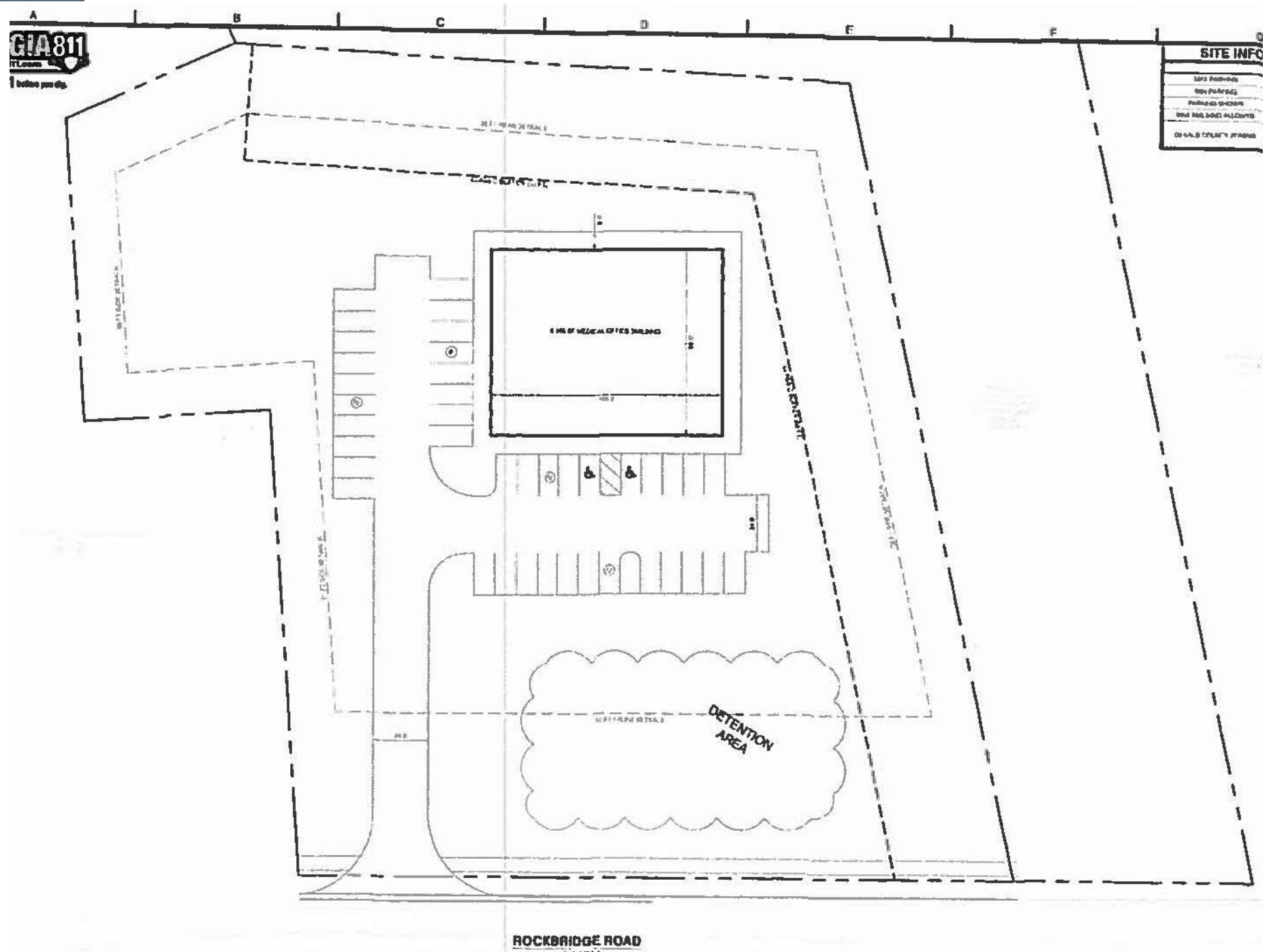
Yes X No If "yes", see page 4. (Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A)

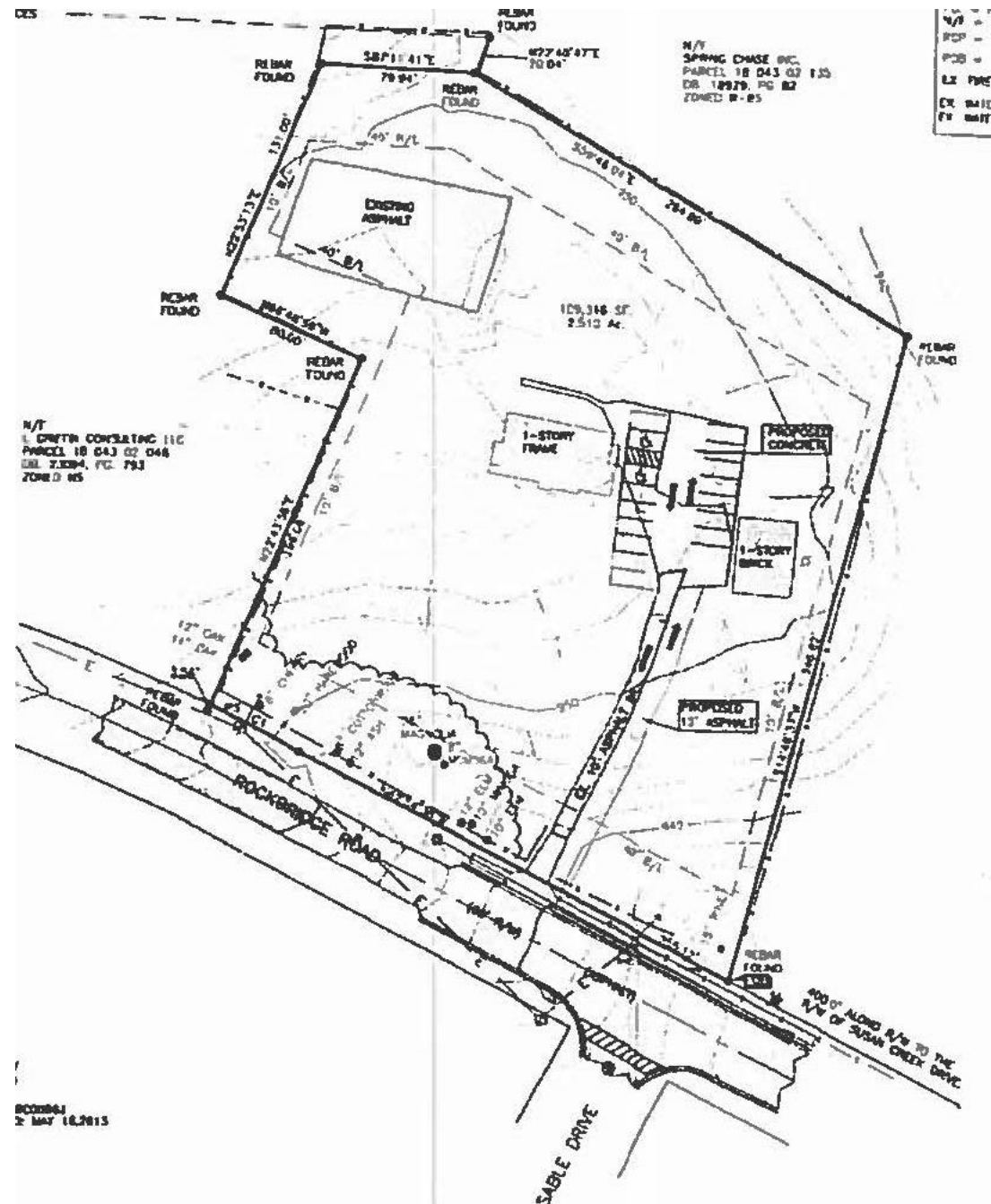
Owner: _____ Agent: X
(Check One)

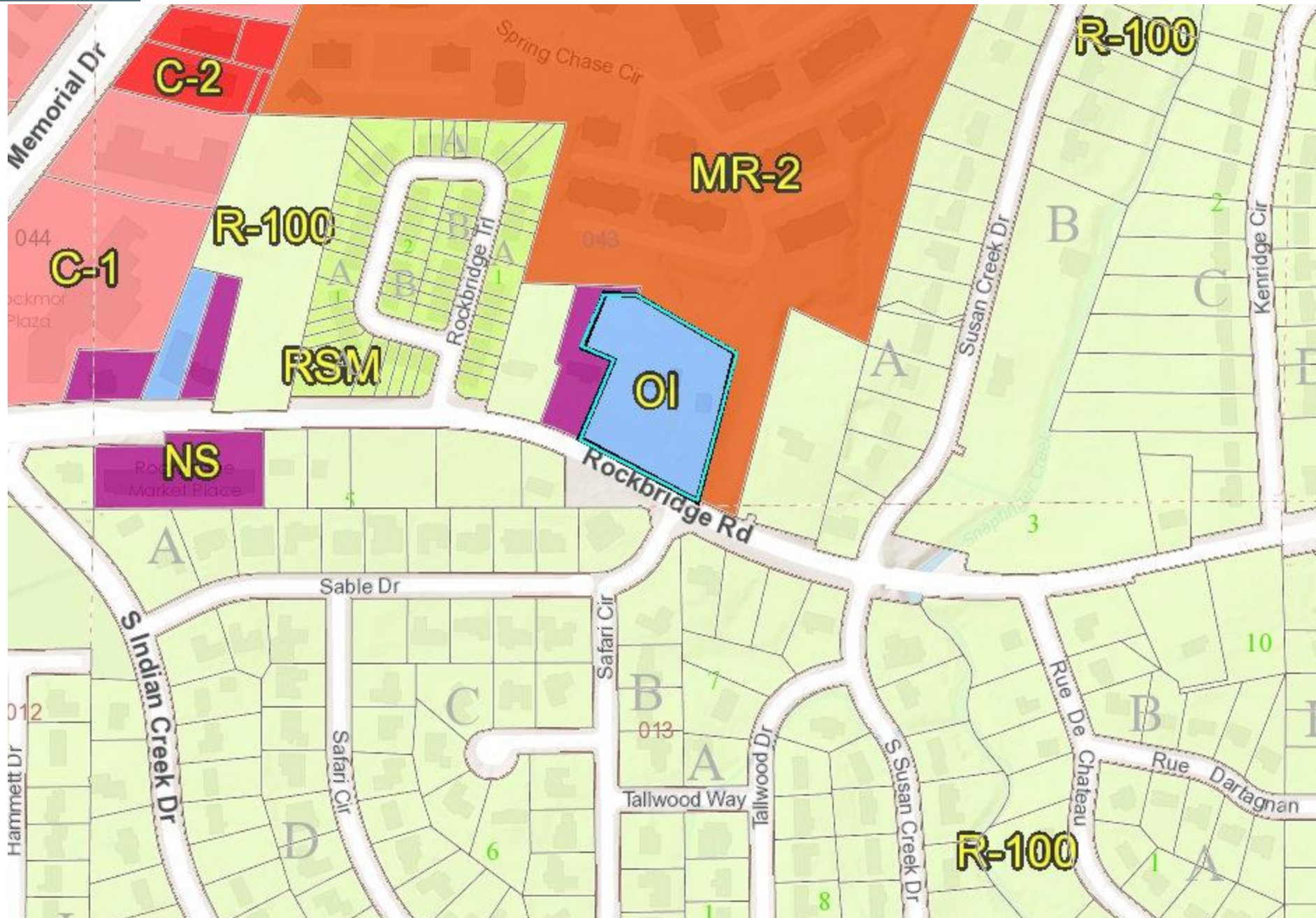
Clarkston Community Health Center

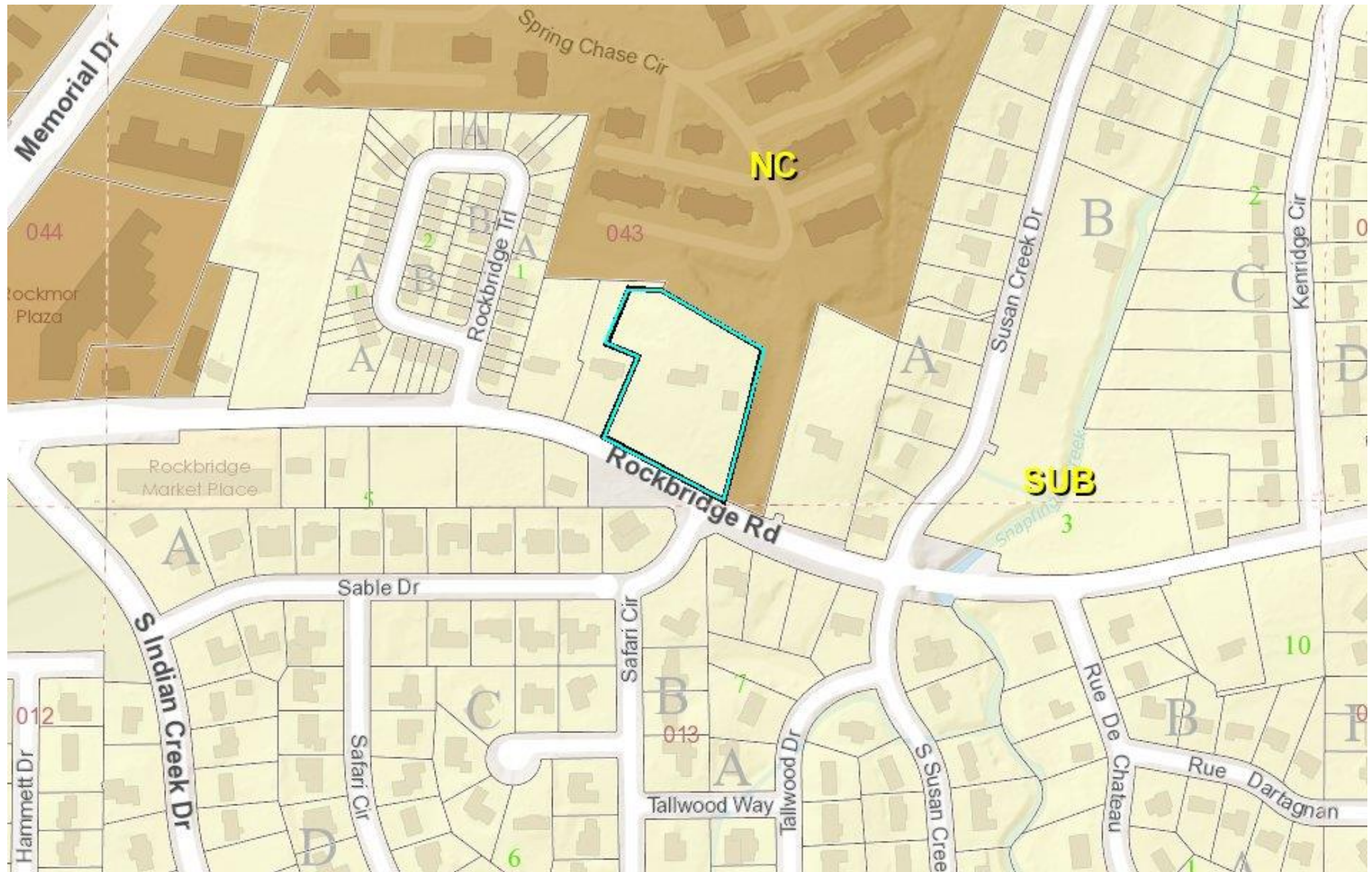
Signature of Applicant: By: [Signature]

Printed Name of Applicant: Clarkston Community Health Center Major Modification Application













(to left) Subject property.

(to right) Subject property and day care center on the adjoining lot to the west.

