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

Case No.: Z-20-1243958
Agenda #: N.5

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)

<table>
<thead>
<tr>
<th>Proposed Residential Units: 183</th>
<th>Existing Residential Units: 3</th>
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<tbody>
<tr>
<td>Proposed Lot Coverage: &lt;35% Per Lot</td>
<td>Existing Lot Coverage: &lt;35% Per Lot</td>
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Consistent

Inconsistent

Prepared by: KFH
PC 07/07/2020
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APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA

ZICZ No. 2-20-149358

Date Received: APR 3 0 2020

Applicant: Parkland Communities, Inc. c/o Battle Law, P.C. E-Mail: mlb@battlelowpc.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 (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 ______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 30 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

SIGNATURE OF APPLICANT / DATE

Check One: Owner _______ Agent ______

EXPIRATION DATE / SEAL

330 West Ponce De Leon Avenue – Suites 100-500 – Decatur, Georgia – 30030
Web Address: http://www.dekalbcountyga.gov/planning
Email Address: Planning.Audit&Development@dekalbcountyga.gov

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Revised: 1/1/17