



## **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 10, 2019, 6:30 P.M**

**Board of Commissioners Hearing Date: September 24, 2019, 6:30 P.M.**

### **STAFF ANALYSIS**

**Case No.:** Z-19-1243381 **Agenda #:** N.5

**Location/Address:** 1639 Eastland Road **Commission District:** 03 **Super District:** 06

**Parcel ID:** 15-143-19-011

**Request:** To rezone property from R-75 (Residential Medium Lot) District to RSM (Small Lot Residential Mix) District to construct 67 single family fee simple attached townhomes at a proposed density of 7.5 units per acre.

**Property Owner/Agent:** Oasis Family Life Church, Inc.

**Applicant/Agent:** Loren Wimpfheimer

**Acreage:** 8.9

**Existing Land Use:** Vacant building/Undeveloped land

**Surrounding Properties:** To the north and west, Residential Medium Lot-75 (R-75) and south, Medium Density Residential -1) and east is Neighborhood Shopping (NS) and Residential Medium Lot-75 (R-75)

**Adjacent Zoning:** **North:** R-75 **South:** MR-1 **East:** NS and R-75 **West:** R-75

**Comprehensive Plan:** **Traditional Neighborhood (TN)** ☒ **Consistent** ☐ **Inconsistent**

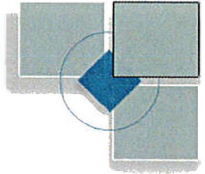
<b>Proposed Density:</b> 7.5 units/acre	<b>Existing Density:</b> N/A
<b>Proposed Square Ft.:</b> 1,200 SF per unit (minimum)	<b>Existing Units/Square Feet:</b> N/A
<b>Proposed Lot Coverage:</b> 27%	<b>Existing Lot Coverage:</b> N/A



# 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

Z/CZ No. \_\_\_\_\_

Filing Fee: \_\_\_\_\_

Date Received: \_\_\_\_\_ Application No.: \_\_\_\_\_

Applicant: Loren Wimpfheimer E-Mail: loren.wimpfheimer@capkeyrealestate.com

Applicant Mailing Address: 4401 Northside Parkway, Suite 711, Atlanta, GA 30327

Applicant Phone: 404-220-7108 Fax: \_\_\_\_\_

Owner(s): \_\_\_\_\_ E-Mail: \_\_\_\_\_  
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address: \_\_\_\_\_

Owner(s) Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Address/Location of Subject Property: 1639 Eastland Road

District(s): 15 Land Lot(s): 143 Block: 19 Parcel(s): 1514319011

Acreage: ±8.9 Commission District(s): District 3

Present Zoning Category: R-75 Proposed Zoning Category: RSM

Present Land Use Category: TN

### 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.

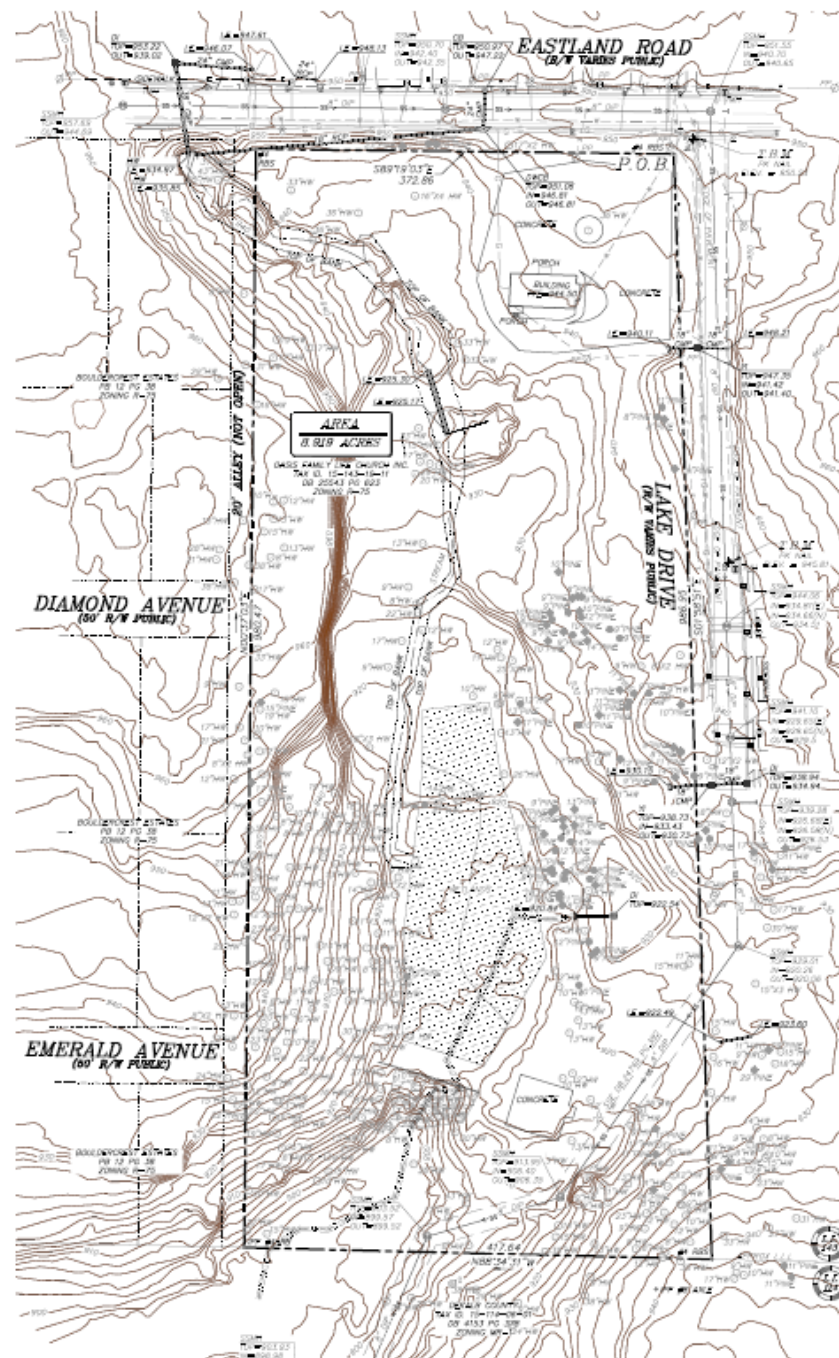
The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

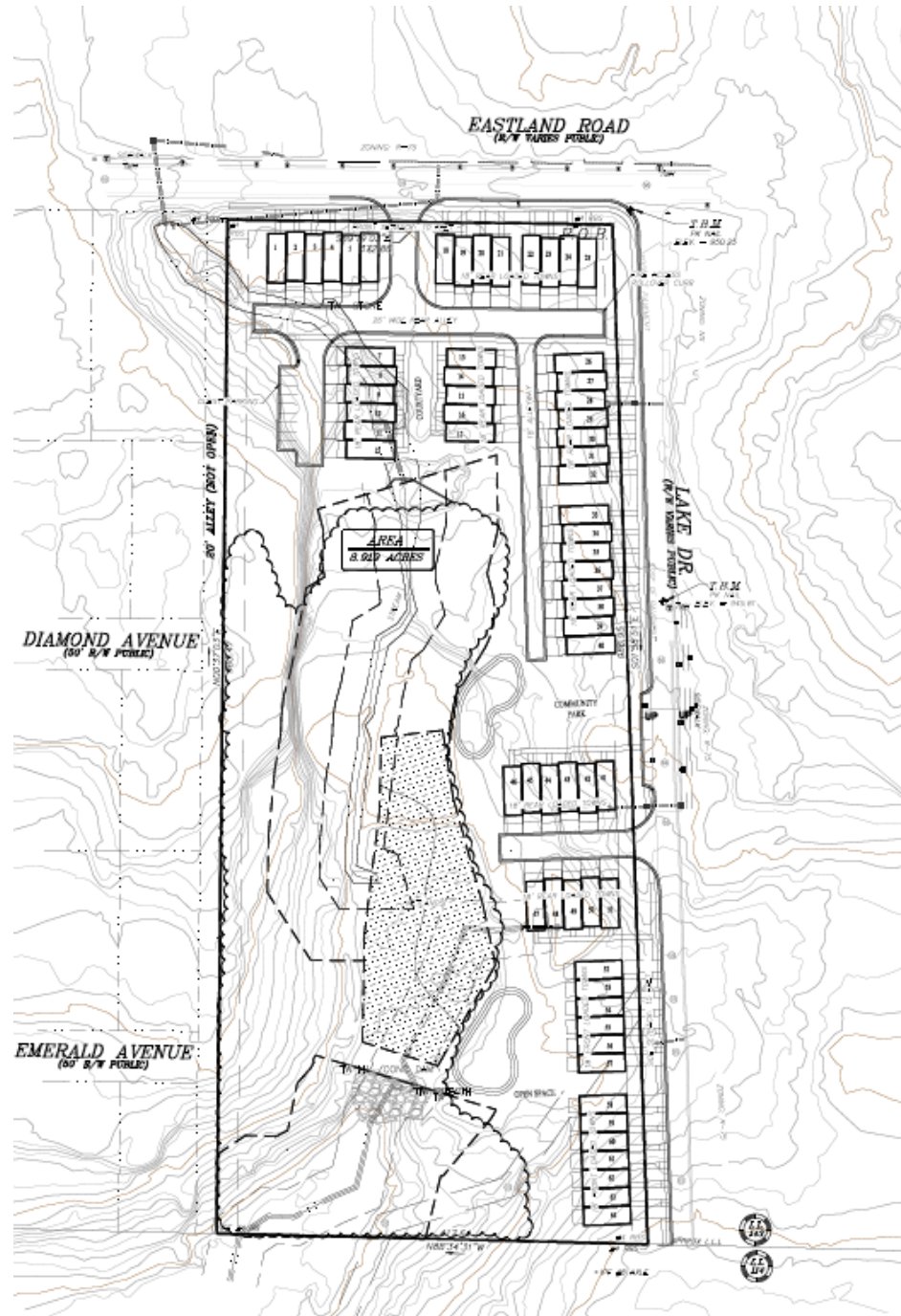
NOTARY  
11/20/2013  
EXPIRATION DATE / SEAL

SIGNATURE OF APPLICANT / DATE

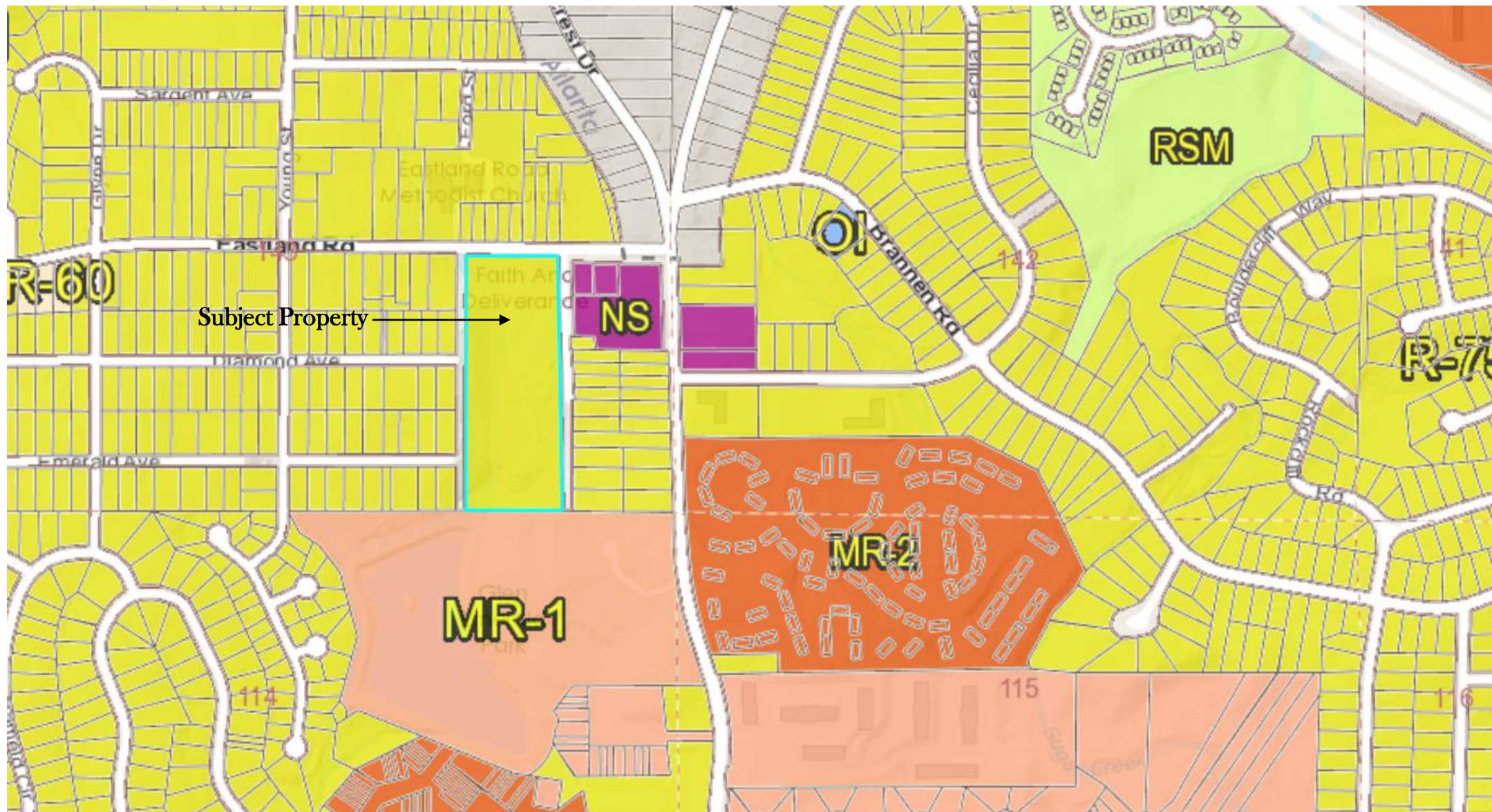
Check One: Owner \_\_\_\_\_ Agent ☒

830 West Ponce de Leon Avenue – Suites 100-500 – Decatur, Georgia – 30030  
[Voice] 404-371-2155 – [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007  
Web Address <http://www.dekalbcountyga.gov/planning>  
Email Address: [planninganddevelopment@dekalbcountyga.gov](mailto:planninganddevelopment@dekalbcountyga.gov)

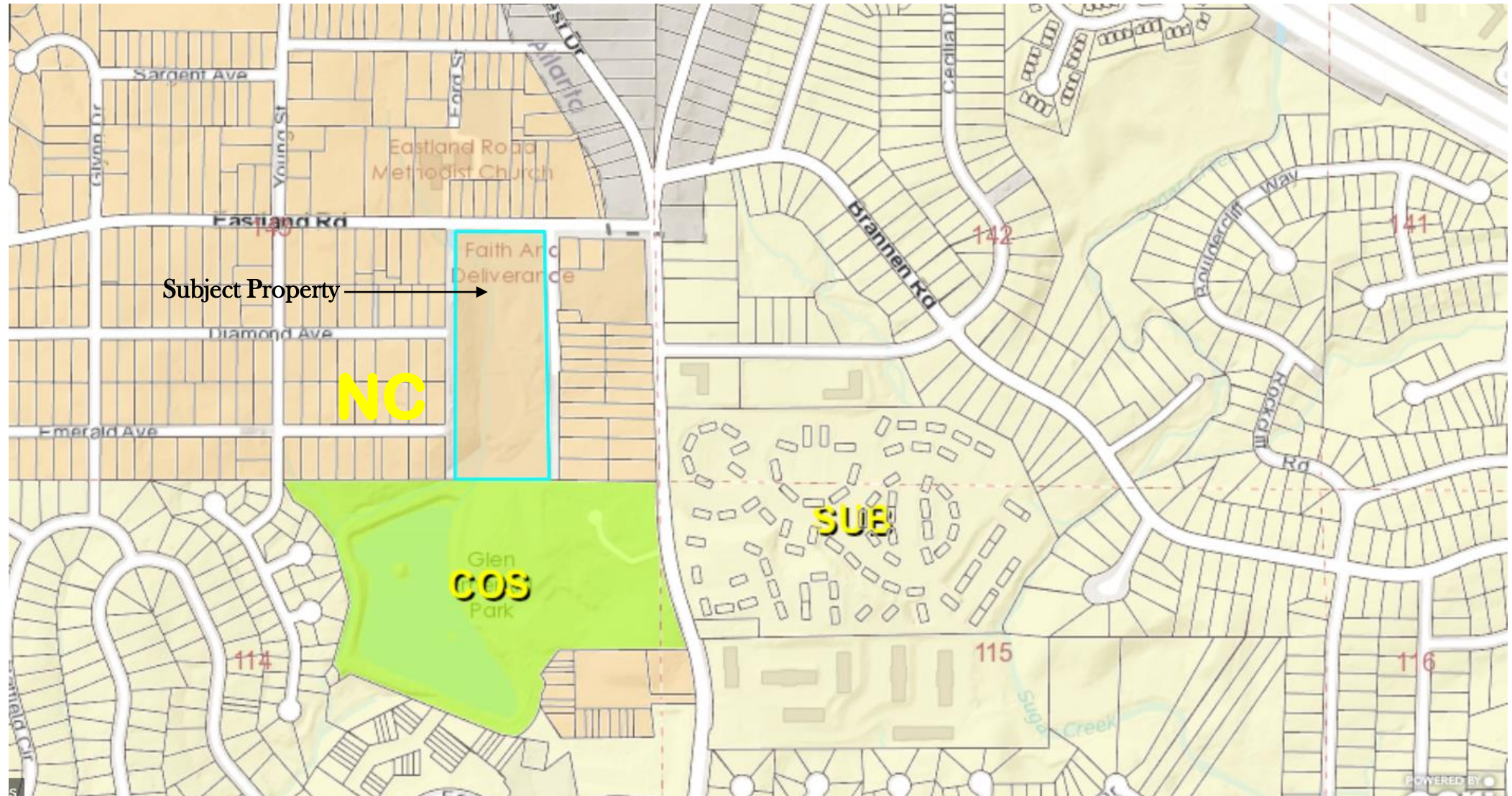




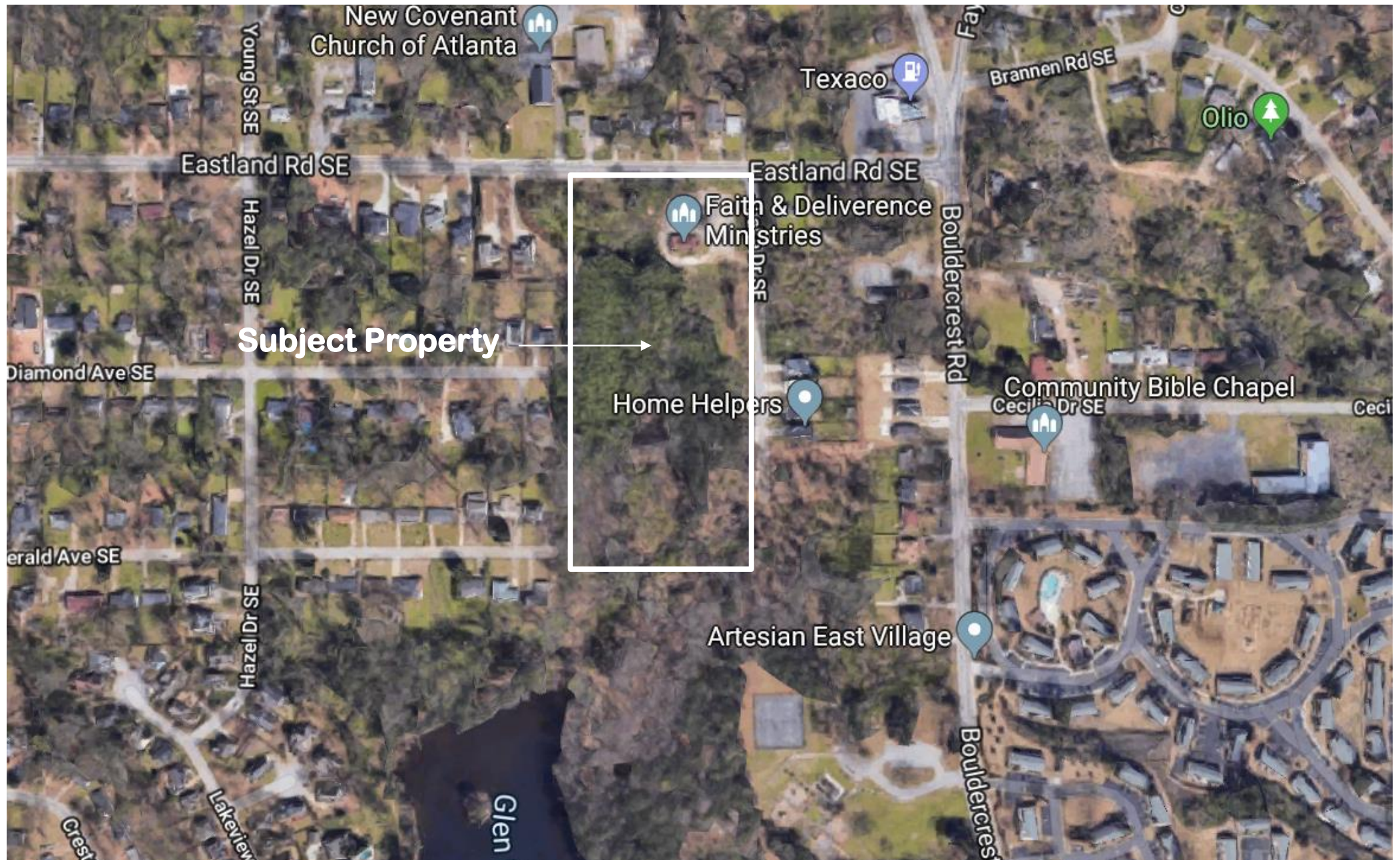




















**View from Eastland Road facing subject property**





View from Lake Drive facing subject property





**View from Lake Drive facing Eastland Road**