



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500

Decatur, GA 30030

(404) 371-2155 / plandev@dekalbcountyga.gov

Planning Commission Hearing Date: May 5, 2020, 6:30 P.M.

Board of Commissioners Hearing Date: May 26, 2020, 6:30 P.M.

STAFF ANALYSIS

Case No.: Z-20-1243847 **Agenda #:** N. 10

Location/Address: 3559 Sherrydale Lane, Decatur, GA **Commission District:** 3 **Super District:** 7

Parcel ID(s): 15-197-01-001

Request: To rezone property from R-75 (Residential Medium Lot-75) to RSM (Residential Small Lot Mix) for a conservation community of nine urban single-family detached units and an accessory caretaker dwelling unit.

Property Owner(s): Susan Moss

Applicant/Agent: Greg Ramsey

Acreage: 5.14 acres

Existing Land Use: Wooded, floodplain, open space

Surrounding Properties: To the northwest, north, northeast, east, and southeast (zoned R-75): single-family residential. To the west and southwest (zoned R-75): the Peachcrest Elementary School.

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

Proposed Density: 1.95 units/acre	Existing Density: none (undeveloped)
Proposed Units: 10	Existing Units: none (undeveloped)
Proposed Open Space: 75%	Existing Open Space: 100%

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

FEB 20 2020

FEB 20 2020

Date Received: February 27, 2020 Application No: Z-20-1243847

Applicant Name: GREG RAMSEY

Applicant E-Mail Address: gramsey@USA.NET

Applicant Mailing Address: 137 PONCE DE LEON COURT

DECATUR GA 30030

Applicant Daytime Phone: 404-992-4399 Fax: _____

Owner Name: Susan Moss

If more than one owner, attach list of owners.

Owner Mailing Address: 1820 NEWYORK AVE ATLANTA GA 30307

Owner Daytime Phone: 404-229-5459

Address of Subject Property: 3559 SHERRYDALE RD

DECATUR GA 30032

Parcel ID#: 15-197-01-001

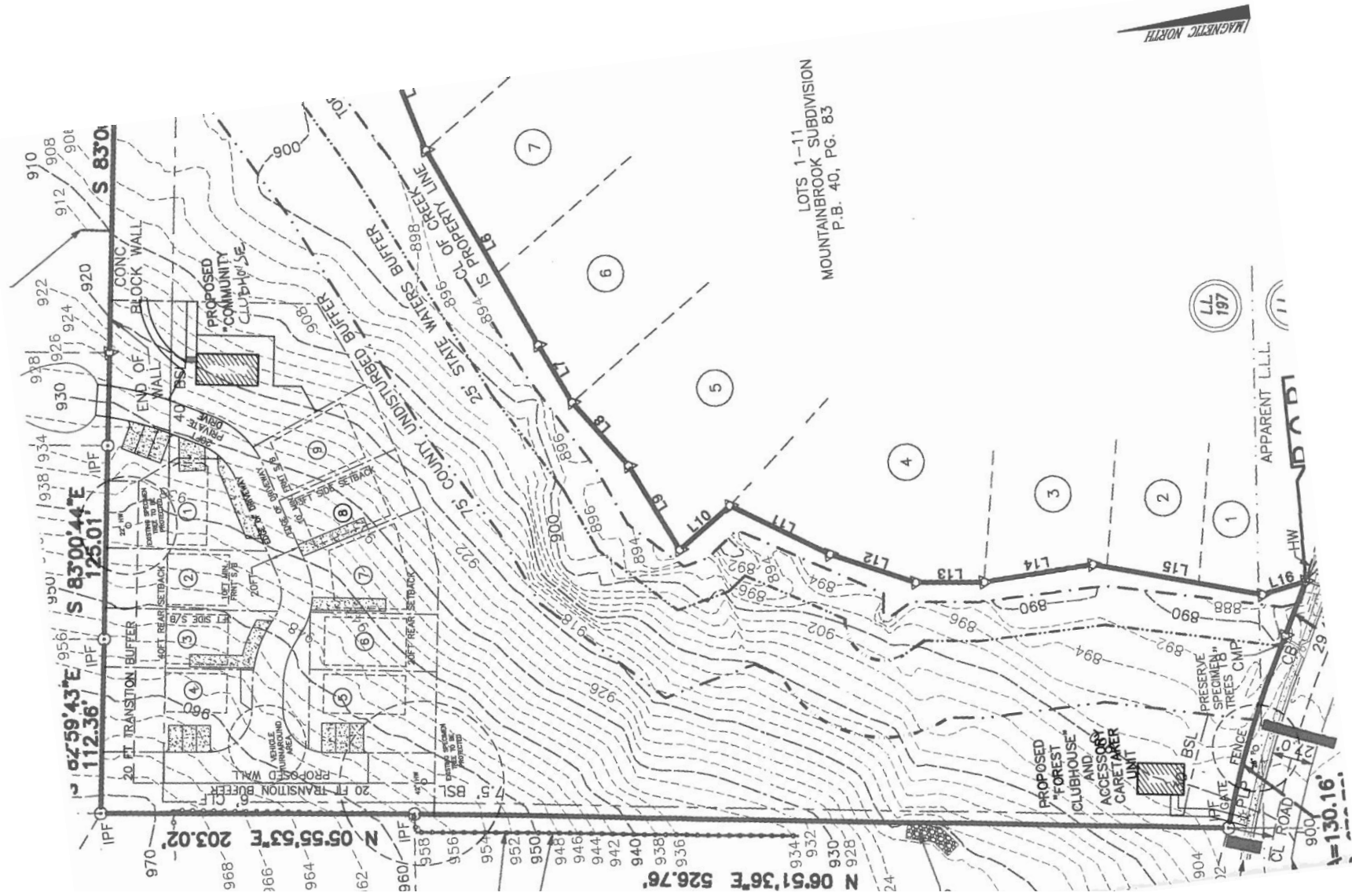
Acreage: 5.14 AC Commission District: _____

Present Zoning District(s): R-75

Proposed Zoning District: RSM-USF

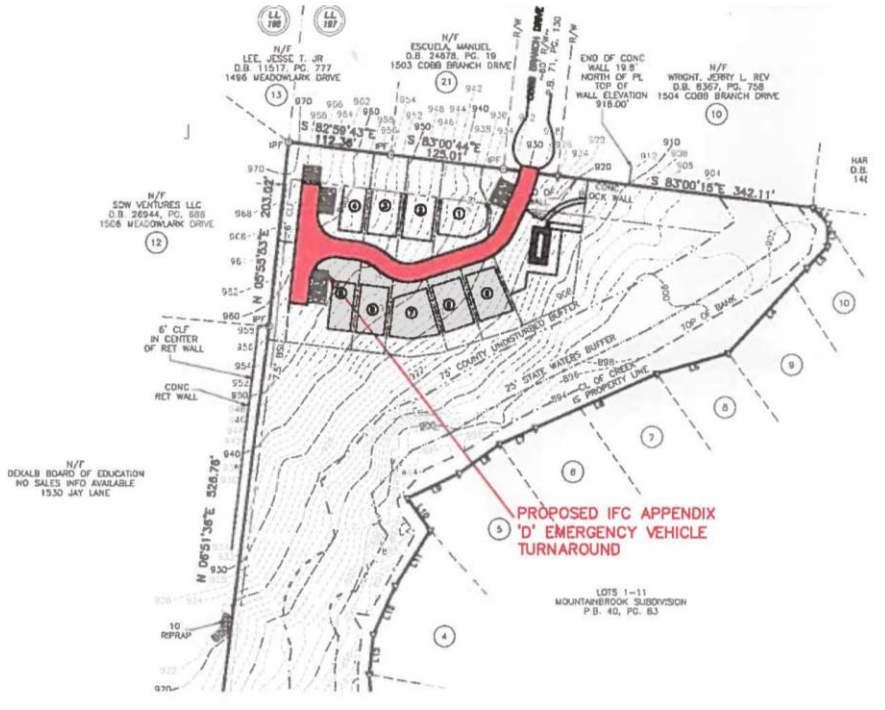
Present Land Use Designation: SUBURBAN

Proposed Land Use Designation (if applicable): NA

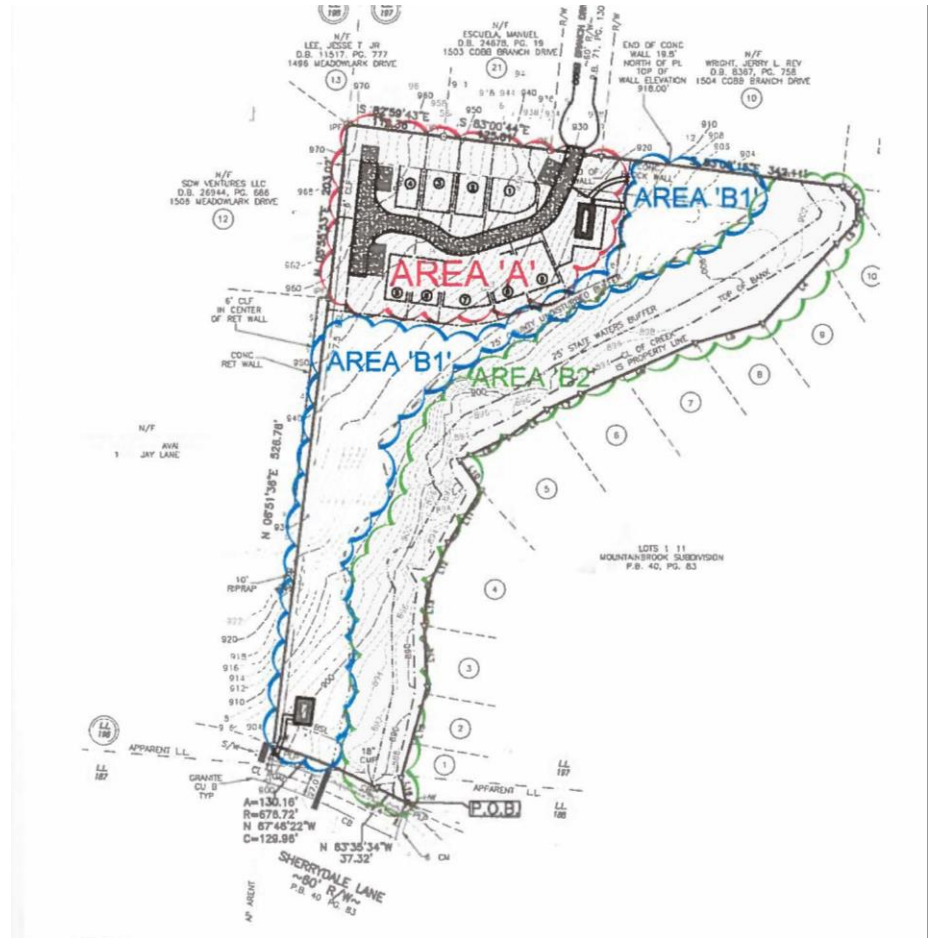


LOTS 1-11
MOUNTAINBROOK SUBDIVISION
P.B. 40, PG. 83





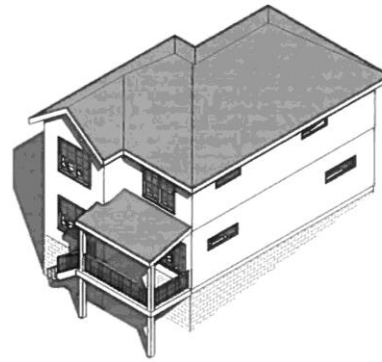
Emergency Vehicle Access Plan



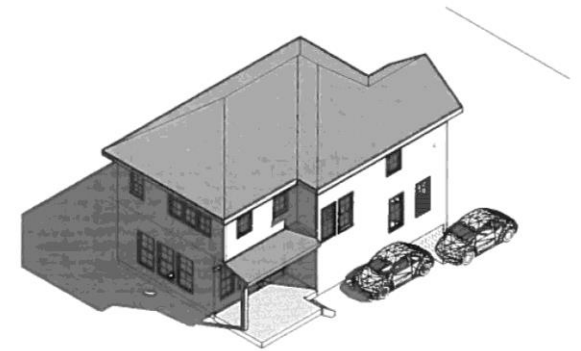
Open Space Plan

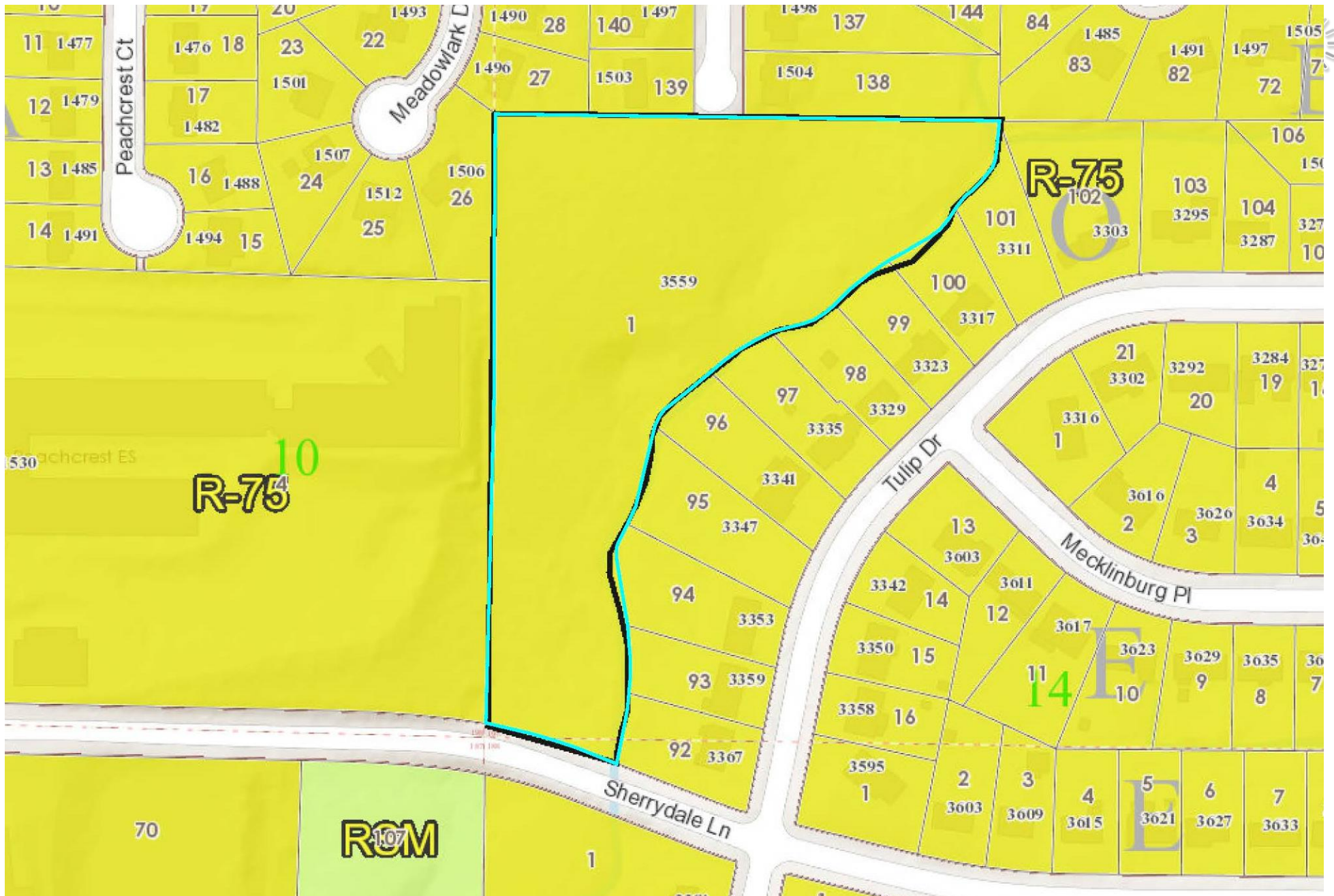


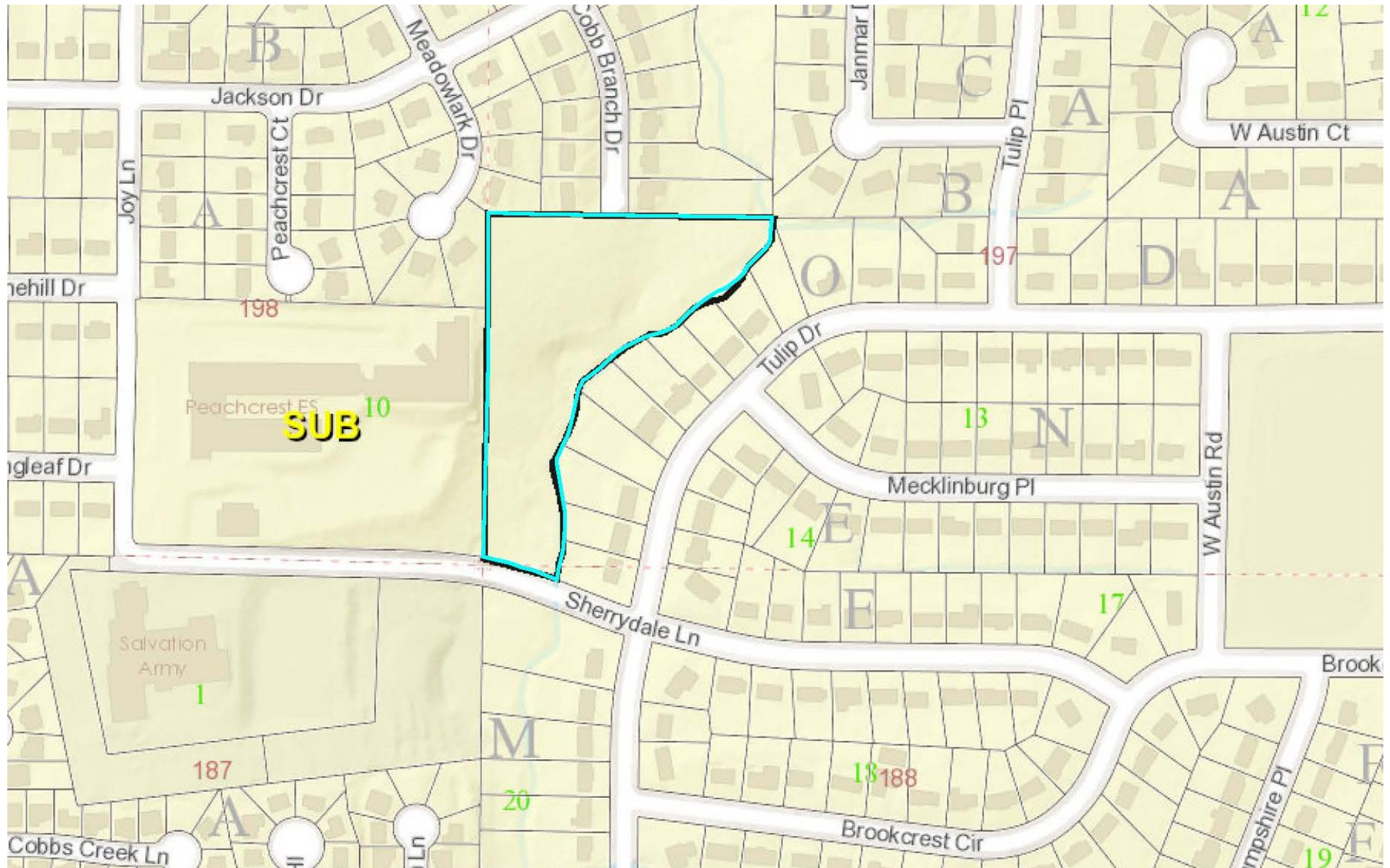
① South
3/16" = 1'-0"

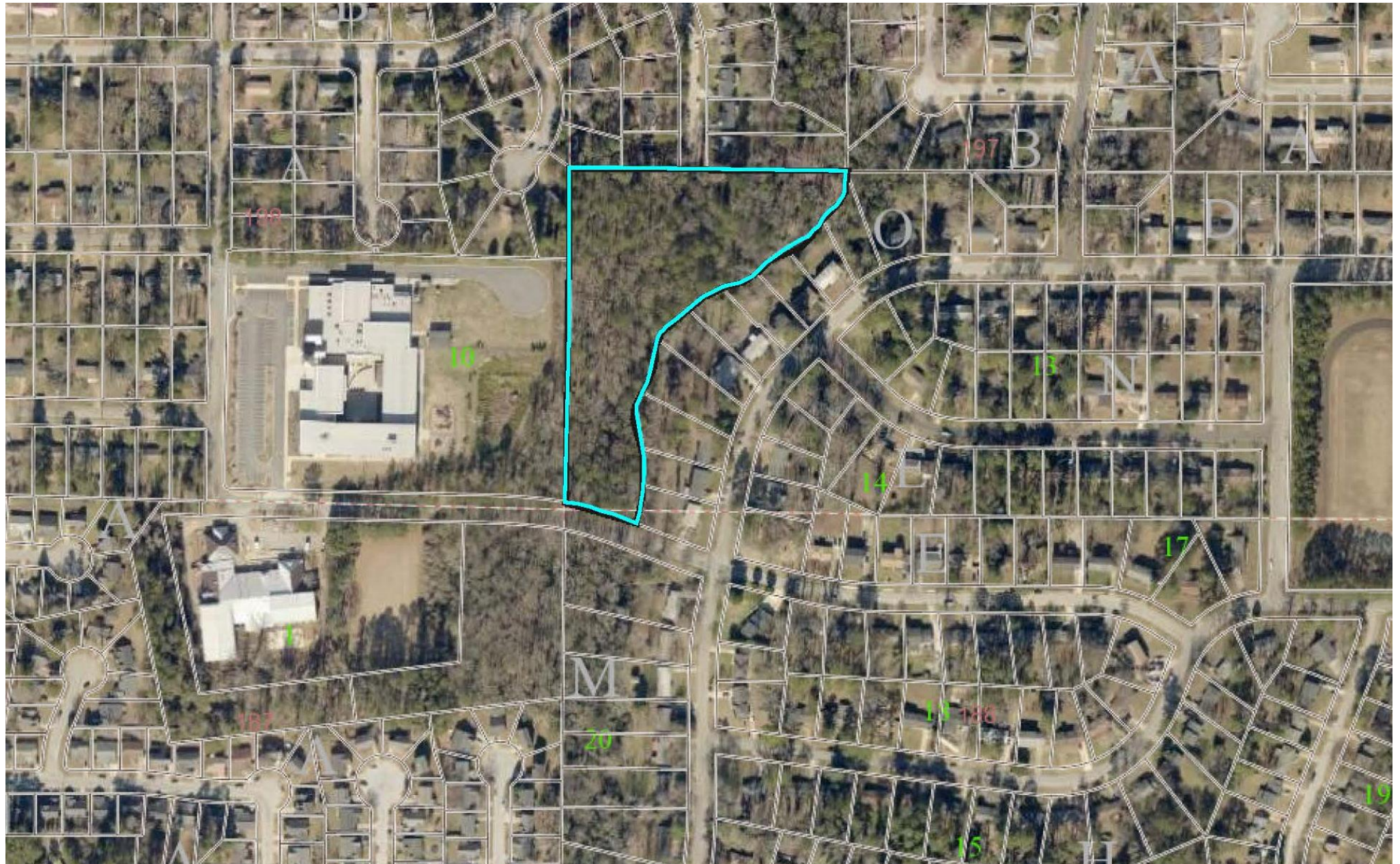


② SOUTH EAST AXON



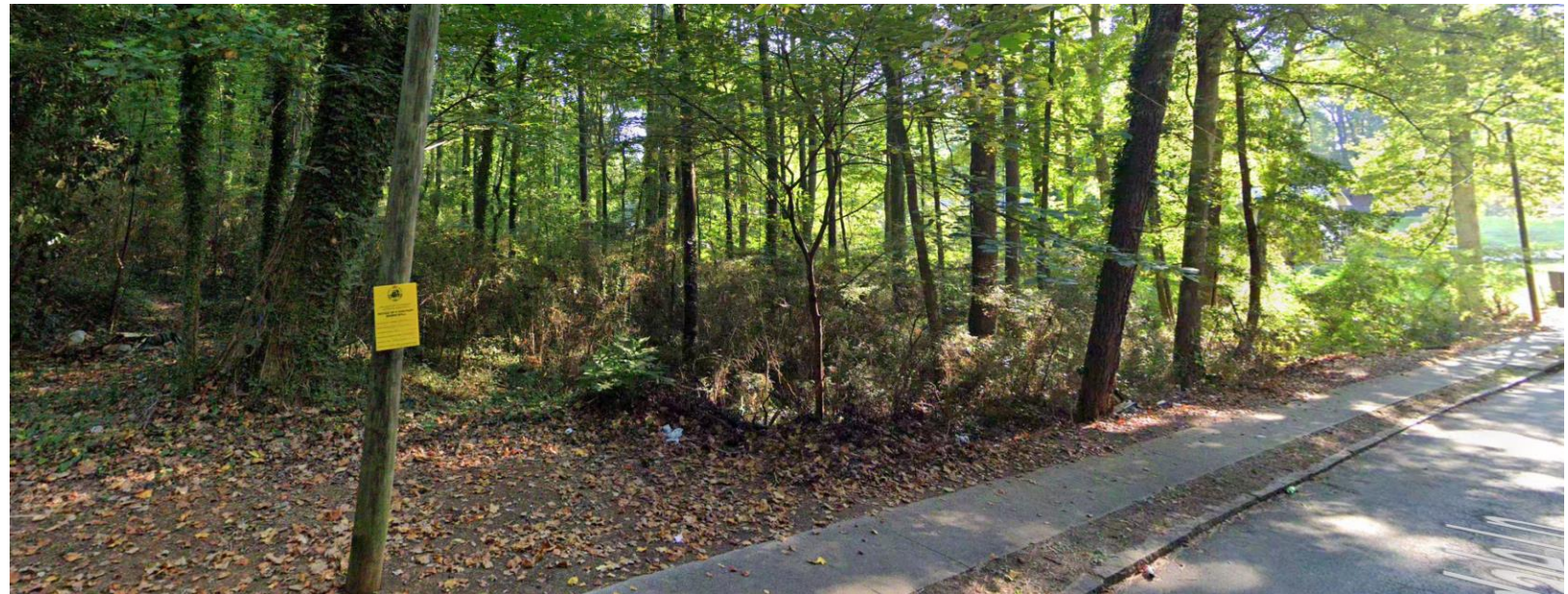








(left) Cob Branch Drive proposed entrance location



(right) Sherrydale Lane street frontage