



## DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

**(404) 371-2155 / [www.dekalbcountyga.gov/planning](http://www.dekalbcountyga.gov/planning)**

**Planning Commission Hearing Date: January 4, 2022**

**Board of Commissioners Hearing Date: January 27, 2022**

### STAFF ANALYSIS

**Case No.:** Z-22-1245331 **Agenda #:** N8

**Location/Address:** 4994 Rockbridge Road, Stone Mountain, GA **Commission District:** 4 **Super District:** 7

**Parcel ID(s):** 18 039 03 027; 18 039 03 029; 18 039 03 038; 18 039 03 040; 18 039 03 041; 18 039 03 044; 18 039 03 110; 18 039 03 112

**Request:** To rezone properties from R-100 (Residential Medium Lot-100) to RSM (Small Lot Residential Mix) to allow for the construction of a single-family, detached residential subdivision.

**Property Owner(s):** Jessica Purdue, Hicks Investment Corporation, Raymond and Denise Hicks, Fred Bioust, & Paul Bioust

**Applicant/Agent:** Kyle Williams

**Acreage:** 40

**Surrounding Properties:** Surrounding properties to the east, west, south, and north are zoned R-100 and are occupied by single-family, detached homes.

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

<b>Proposed Density:</b> 4.03 units/acre	<b>Existing Density:</b> N.A.
<b>Proposed Units:</b> 161 single-family, detached units	<b>Existing Units:</b> None
<b>Proposed Lot Coverage:</b> NA	<b>Existing Lot Coverage:</b> N.A.

**Zoning History:** Based on DeKalb County records, it appears that the R-100 zoning of the property has not changed since adoption of the first *Zoning Ordinance* and map in 1956.

## **SITE AND PROJECT ANALYSIS**

The subject property comprises 40 acres on the north side of Rockbridge Road, the east terminus of Pepperwood Drive, and the east terminus of Hickory Hills drive, approximately 595 feet west of Sheppard Road Stone Mountain, Georgia. The site contains vacant land and is heavily wooded. The site slopes moderately upward from Rockbridge Road, then falls steeply in the middle of the site, and then rises moderately to the northern boundary of the site. The site currently has an abundance of mature trees and vegetation. A stream buffer traverses the middle of the site from northwest to southeast. The concept plan submitted by the applicant indicates there will be two subdivisions which will have a total of 161 lots at a density of 4.03 units per acre. The proposed subdivision on the south end of the site will have two access points onto Rockbridge Road, a two-lane Minor Arterial road with curb and gutter and no sidewalks. The other subdivision on the north side will have one access to Hickory Hills Drive, a local residential road with curb, gutter, and sidewalks. The subdivisions will incorporate 5,000 square foot lots, 12% open space, and common areas within the stream buffer and along the northwest property boundary. A detention pond is proposed adjacent to the stream buffer in the middle of the project site.

The RSM Zoning District allows a base maximum density of four (4) units per acre, with a maximum density up to eight (8) units per acre if certain community enhancements are provided. Since the proposed density is slightly above four (4) units per acre (4.03 units per acre proposed), a density bonus would be required. However, the plan does not provide any density bonuses and therefore, does not comply with the density requirements.

**Supplemental Requirements:** There are no supplemental regulations in the *Zoning Ordinance* for single-family conventional detached lots.

## **Compliance with District Standards:**

STANDARD	RSM REQUIREMENT	EXISTING/PROPOSED	COMPLIANCE
MAX DENSITY	4-8 units per acre (Densities above 4 units per acre require provision of density bonuses).	4.05 units per acre.	No. Densities above 4 units per acre require density bonuses. No density bonuses have been proposed.
LOT AREA	5,000 s.f.	5,000 s.f.	Yes
PERIMETER LOT COMPATIBILITY	Single-family detached lots along the perimeter must be at least 80% as large and 80% as wide as the abutting existing single-family lots.	Information not provided.	Undetermined. Information not provided. Non-compliance will necessitate variances from BZA.
MAX. LOT COVERAGE	50%	Information not provided	Undetermined. Information not provided. Non-compliance will necessitate variances from BZA.
FRONT SETBACK	20 ft	20 ft	Yes

REAR SETBACK	20 ft	20 ft	Yes
SIDE SETBACK	3 ft from p/l with min. 10 feet between buildings	5 feet from property line with min. 10 feet between buildings	Yes
MAX. BLDG. HEIGHT	35 feet	Information not provided.	Undetermined. Information not provided. Non-compliance will necessitate variances from BZA.
MIN/MAX UNIT SIZE	1,200 s.f.	Information not provided.	Undetermined. Information not provided. Non-compliance will necessitate variances from BZA.
MIN OPEN SPACE	20%	12%	No. Will necessitate variances from BZA.
TRANSITIONAL BUFFER	None required since single-family detached units are proposed along perimeter of site abutting single-family detached subdivisions	None provided.	Yes
STREETSCAPE IMPROVEMENTS	6 ft wide Landscape strip 5 ft wide sidewalk Street trees every 30 feet Street lights every 100 feet	Information not provided.	Undetermined. Information not provided. Non-compliance will necessitate variances from BZA.

## LAND USE AND ZONING ANALYSIS

**Section 27-7.3.5 of the Zoning Ordinance, “Standards and factors governing review of proposed amendments to the official zoning map” states that the following standards and factors shall govern the review of all proposed amendments to the zoning maps.**

**A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan:**

The intent of the RSM Zoning District is to provide for the creation of residential neighborhoods that allow a mix of single-family attached and detached housing options and/or provide flexibility in design and product on the interior of new development while protecting surrounding neighborhoods. The proposed RSM zoning request is not providing a mix of housing options (only single-family detached lots are proposed) nor is it continuing an abutting RSM-zoned single-family detached residential development pattern. Therefore, it is not consistent with the policies and strategies of the Suburban Character Area and the *2035 Comprehensive Plan* to utilize the zoning code to provide a variety of housing opportunities and choices to better accommodate the needs of residents (Chapter 6 Community Goals- Housing, Housing Variety and Access, pg. 55).

**B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties:**

The submitted site plan does not indicate compliance with the perimeter lot compatibility requirements of the *Zoning Ordinance* requiring that proposed lots along the external boundary of the site be at least 80% as large and 80% as wide as abutting single-family lots. Additionally, the *Zoning Code* requires a minimum of 20% open space, and the plan indicates only 12% open space is being provided. The *Zoning Ordinance* requires new streets to be designed to create an interconnected system of grid patterned roads (Section 5.2.3) to allow for adequate and convenient access for pedestrians and emergency vehicles (Section 5.1.1.B.2). The proposed plan's excessive number of cul-de-sacs along the north side of the property is not consistent with this objective. Since the proposed plan does not show compliance with abutting single-family lot sizes, required open space, and road layout, the request does not appear to be compatible with adjacent and surrounding properties.

**C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:**

The property may have reasonable economic use with the current R-100 zoning, which allows single-family, detached residential development on minimum lot sizes of 15,000 square feet.

**D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:**

The submitted site plan does not indicate compliance with the perimeter lot compatibility requirements of the *Zoning Ordinance* requiring that proposed lots along the external boundary of the site be at least 80% as large and 80% as wide as abutting single-family lots. Additionally, the *Zoning Code* requires a minimum of 20% open space, and the plan indicates only 12% open space is being provided. The *Zoning Ordinance* requires new streets to be designed to create an interconnected system of grid patterned roads (Section 5.2.3) to allow for adequate and convenient access for pedestrians and emergency vehicles (Section 5.1.1.B.2). The proposed plan's excessive number of cul-de-sacs along the north side of the property is not consistent with this objective. Since the Plan does not show compliance with abutting single-family lot sizes, required open space, and road layout, the request may adversely impact the existing use or adjacent and nearby properties.

**E. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal:**

There do not appear to be other existing or changing conditions affecting the use and development of the property which give supporting grounds for approval or disapproval of the zoning proposal.

**F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources:**

Based on the submitted information, no historic buildings, sites, districts, or archaeological resources are located on the property or in the surrounding area.

**G. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:**

There has been no indication from reviewing departments and agencies that the proposal would cause excessive use of utilities. Comments received from the Board of Education indicate that impacts from this development on school capacity are expected to be minimal. The Department of Transportation is currently in review of the proposed plan to determine if any improvements are necessary for compliance with county transportation requirements. The applicant will need to obtain a sewer capacity letter from the Department of Watershed Management to verify if sewer capacity is available.

**H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources:**

The proposed development would not impact the environment to a greater degree than what is expected for single-family, residential development of a wooded property. While there are floodplains and stream buffers on the project site, those environmental impacts will be addressed and mitigated during the land development permit review stage and beyond. The *DeKalb County Code of Ordinances* requires post-construction storm water run-off to be no greater than pre-construction storm water run-off and as required by the *Georgia Storm Water Management Manual*, subject to approval by the Division of Land Development. Furthermore, water quality must meet the minimum requirements of the *Georgia Stormwater Management Manual* or DeKalb County requirements.

**STAFF RECOMMENDATION: TWO CYCLE DEFERRAL (REVISED 01/11/22)**

The intent of the RSM zoning district is to provide for the creation of residential neighborhoods that allow a mix of single-family attached and detached housing options. The proposed RSM request is not providing a mix of housing options (only single-family detached lots are proposed), nor is it continuing an abutting RSM-zoned single-family residential development pattern. Therefore, it is not consistent with the policies and strategies of the Suburban Character Area and the 2035 Comprehensive Plan to provide a variety of housing opportunities and choices to better accommodate the needs of residents (Chapter 6 Community Goals- Housing, Housing Variety and Access, pg. 55).

The submitted site plan does not indicate compliance with the perimeter lot compatibility requirements of the zoning ordinance requiring that proposed lots along the external boundary of the site be at least 80% as large and 80% as wide as abutting single-family lots. Additionally, the zoning code requires a minimum of 20% open space, and the plan indicates only 12% open space is being provided. The *Zoning Ordinance* requires new streets to be designed to create an interconnected system of grid patterned roads (Section 5.2.3) to allow for adequate and convenient access for pedestrians and emergency vehicles (Section 5.1.1.B.2). The proposed plan's excessive number of cul-de-sacs along the north side of the property is not consistent with this objective. Since the Plan does not show compliance with abutting single-family lot sizes, required open space, and road layout, the request

does not appear to be compatible with adjacent and surrounding properties (Sec 7.3.5.B). At the January 4<sup>th</sup> Planning Commission meeting the applicant requested, and the Planning Commission recommended, a two-cycle deferral to allow sufficient time for the applicant to meet with the community and consider revising the site plan to be more compatible with the surrounding area and more consistent with the goals and requirements of the RSM district and Comprehensive Plan. Therefore, it is the recommendation of the Planning & Sustainability Department that the application be “Deferred” for two-cycles.

**Attachments:**

1. Department and Division Comments
2. Board of Health Comments
3. Board of Education Comments
4. Application
5. Site Plan
6. Zoning Map
7. Land Use Plan Map
8. Aerial Photograph
9. Site Photographs

## NEXT STEPS

*Following an approval of this zoning action, one or several of the following may be required:*

- **Land Disturbance Permit** (*Required for new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.*)
- **Building Permit** (*New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. Zoning, site development, watershed and health department standards will be checked for compliance.*)
- **Certificate of Occupancy** (*Required prior to occupation of a commercial or residential space and for use of property for a business. Floor plans may be required for certain types of occupants.*)
- **Plat Approval** (*Required if any parcel is being subdivided, re-parceled, or combined. Issued "administratively"; no public hearing required.*)
- **Sketch Plat Approval** (*Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.*)
- **Overlay Review** (*Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.*)
- **Historic Preservation** (*A Certificate of Appropriateness is required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.*)
- **Variance** (*Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.*)
- **Minor Modification** (*Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.*)
- **Major Modification** (*Required submittal of a complete zoning application for a public hearing if there are any proposed major changes to zoning conditions that were approved by the Board of Commissioners for a prior rezoning.*)
- **Business License** (*Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations.*)
- **Alcohol License** (*Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.*)

**Each of the approvals and permits listed above requires submittal of application and supporting documents, and payment of fees. Please consult with the appropriate department/division.**



**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO  
MICHELLE ALEXANDER [mmalexander@dekalbcountyga.gov](mailto:mmalexander@dekalbcountyga.gov) AND/OR LASONDRA HILL  
[lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)**

**COMMENTS FORM:  
PUBLIC WORKS WATER AND SEWER**

Case No.: Z-22-1245331

Parcel I.D. #: 18-039-03-027,18-039-03-029

Address: 4946, 4960, 4962, 4964, 4972, 4994,  
4998, 5046 Rockbridge Road  
4953 Pepperwood Drive

**WATER:**

Size of existing water main: 16" & 8" adequate \_\_\_\_\_ (adequate/inadequate)

Distance from property to nearest main: At street - adjacent \_\_\_\_\_

Size of line required, if inadequate: \_\_\_\_\_

**SEWER:**

Outfall Servicing Project: Barbashela Creek \_\_\_\_\_

Is sewer adjacent to property: Yes (x) No ( ) If no, distance to nearest line: \_\_\_\_\_

Water Treatment Facility: Snaffinger Plant \_\_\_\_\_ ( ) adequate ( ) inadequate

Sewage Capacity: 36 (MGPD) Current Flow: 28.3 (MGPD)

**COMMENTS:**

Sewer capacity request needed. May be capacity restricted.

Signature: \_\_\_\_\_

## **ZONING COMMENTS – DEC. 2021**

N1- No comment

N2. Please see chapter 5 of the zoning code and chapter 14-190 of the land development code for infrastructure requirements. Linecrest Rd is classified as a collector road. Infrastructure Requirements: 35 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. Verify that the access point meets intersection and stopping sight distance based on AASHTO design guidelines when submitting for permitting. Interior roads require a 27.5 foot right of way dedication from the centerline or such that all public infrastructure is on county right of way. Requires a 6 foot landscape strip, 6 foot sidewalk and street lights. Code Section 14-200 (e): 79 lots require two access points. This will require a variance to the Land Development Code prior to land development permit approval from the Transportation Division at time of permitting.

N3. No Comment.

N4 & N5. Memorial Drive is a State Route. GDOT review and approval required prior to permitting at land development stage.

N6. No comment

N7. No comment

N8. Please see chapter 5 of the zoning code and chapter 14-190 of the land development code for infrastructure requirements. Rockbridge Rd is classified as a minor arterial. Infrastructure Requirements: 40 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. Verify that the access point meets intersection and stopping sight distance based on AASHTO design guidelines when submitting for permitting. Interior roads require a 27.5 foot right of way dedication from the centerline or such that all public infrastructure is on county right of way. Requires a 6 foot landscape strip, 6 foot sidewalk and street lights. Please note that the top section appears to have more lots per access than the code allows (Code Section 14-200 (e)- more than 75 units requires 2 access points). If access is allowed on Pepperwood- then Pepperwood to Hickory Hills Trail and Hickory Hills Drive to Rockbridge should be resurfaced by the developer and sidewalks added to connect to the new sidewalks in the proposed neighborhood to offset impacts. I would prefer to see the sidewalks added all the way to Rockbridge via Hickory Hills Trail and Hickory Hills Drive to reduce impacts to the existing property owners, if the existing property owners so desire sidewalks, but, at a minimum, the one lot sidewalk gap on Pepperwood should be eliminated.

N9. No comment

12/20/2021

To: Ms. Madolyn Spann, Planning Manager  
Mr. John Reid, Senior Planner  
From: Ryan Cira, Environmental Health Manager  
Cc: Alan Gaines, Technical Services Manager  
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

## DeKalb County Board of Health

404.508.7900 • [www.dekalbhealth.net](http://www.dekalbhealth.net)

12/20/2021

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N.1

SLUP-22-1245307 2021-3515 16-059-01-227

2038 Mallard Way, Lithonia , GA 30058

Amendment

- Please review general comments

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N.2

Z-22-1245310 2021-3516 15-009-01-001, 15-009-01-006, 15-009-01-008

2712 Whitfield Road, Ellenwood, GA 30294

Amendment

- Please review general comments.
- Onsite Septic installed on surrounding property at 2241 Whitfield Drive on 06/29/1972 and 2281 Whitfield Drive on 09/06/1973 on 09/06/1073.

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N.3

SLUP-22-1245311 2021-3517 18-091-01-063

971 North Road, Stone Mountain, GA 30083

Amendment

- Please review general comments
- Onsite septic system installed on property 754 North Hairston , Stone Mountain on 12/30/2003 (surrounding location).

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N.4

CZ-22-1245311 2021-3518 15-217-04-024

3644 Memorial Drive, Decatur, GA 30032

Amendment

- Please review general comments.
- Onsite septic system installed on property 3232 Memorial Drive on 4/21/1970 indication of possible system within surrounding property.

## DeKalb County Board of Health

404.508.7900 • [www.dekalbhealth.net](http://www.dekalbhealth.net)

12/20/2021

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N.4

SLUP-22-1245321 2021-3519 15-217-04-024

3622 Memorial Drive, Decatur, GA 30032

Amendment

- Please review general comments.
- Onsite septic system installed on property 3232 Memorial Drive on 4/21/1970 indication of possible system within surrounding property.

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N.6

SLUP-22-1245322 2021-3520 15-023-01-142

3956 Ambrose Ridge Ct. , Ellenwood, GA 30294

Amendment

- Please review general comments.

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N.7

SLUP-22-1245323 2021-3521 15-183-05-015

1691 Candle Road, Decatur, Ga 30032

Amendment

- Please review general comments.
- Onsite septic system installed on property 1888 Candler Road in 01/13/1959 indication of possible system within surrounding property.

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N.8

Z-22-1245331 2021-3522 / 18-039-03-027, 18-039-03-029, 18-039-03-038, 18-039-03-039, 18-039-03-040, 18-039-03-041, 18-039-03-044, 18-039-03-110, 18-039-03-112,

499 Rockbridge Road, Stone Mountain, GA 30083

Amendment

- Please review general comments.
- Onsite septic system installed on property 4995 Rockbridge Road in 05/04/1964 indication of possible system within surrounding property.

**DeKalb County Board of Health**

404.508.7900 • [www.dekalbhealth.net](http://www.dekalbhealth.net)

12/20/2021

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N.9

SLUP-22-1245330 2021-3525 /15-061-02-062

3640 Platina Park Court, Decatur, GA 30034

Amendment

- Please review general comments.

**DeKalb County School District  
Development Review Comments**

**Analysis Date:** 12/20/2021

**Submitted to:** DeKalb County **Case #:** Z-22-1245331  
**Parcel #:** 18-039-03-027/-029/-038/-040/-041/-044/-110/-112

**Name of Development:** 4994 Rockbridge Rd  
**Location:** The north side of Rockbridge Road, the end Pepperwood Drive, and the end of Hickory Hills drive at 4946, 4960, 4962, 4964, 4972, 4994, 4998, 5046 Rockbridge Road and 4953 Pepperwood Dr.

**Description:** Single-family detached development with 161 units

**Impact of Development:** When fully constructed, this development would be expected to generate 64 students: 19 at Rockbridge Elementary, 5 at Stone Mountain Middle School, 9 at Stone Mountain High School, 19 at other DCSD schools, and 12 at private school. Enrollment at Stone Mountain HS is at capacity and additional students may have a small impact.

<b>Current Condition of Schools</b>	<b>Rockbridge Elementary</b>	<b>Stone Mountain Middle School</b>	<b>Stone Mountain High School</b>	<b>Other DCSD Schools</b>	<b>Private Schools</b>	<b>Total</b>
Capacity	984	1,410	1,209			
Portables	0	0	0			
Enrollment (Oct. 2021)	946	1,067	1,222			
Seats Available	38	343	-13			
Utilization (%)	96.1%	75.7%	101.1%			
<b>New students from development</b>	<b>19</b>	<b>5</b>	<b>9</b>	<b>19</b>	<b>12</b>	<b>64</b>
New Enrollment	965	1,072	1,231			
New Seats Available	19	338	-22			
New Utilization	98.1%	76.0%	101.8%			

<b>Yield Rates</b>	<b>Attend Home School</b>	<b>Attend other DCSD School</b>	<b>Private School</b>	<b>Total</b>
Elementary	0.1148	0.0362	0.0136	0.1647
Middle	0.0332	0.0322	0.0166	0.0821
High	0.0549	0.0514	0.0447	0.1509
<b>Total</b>	<b>0.2029</b>	<b>0.1199</b>	<b>0.0749</b>	<b>0.3977</b>

<b>Student Calculations</b>					
<b>Proposed Units</b>					
	<b>Unit Type</b>	161			
		SF			
	Cluster	Stone Mountain High School			
<b>Units x Yield</b>		<b>Attend Home School</b>	<b>Attend other DCSD School</b>	<b>Private School</b>	<b>Total</b>
Elementary		18.49	5.83	2.19	26.51
Middle		5.35	5.19	2.67	13.21
High		8.83	8.27	7.19	24.29
<b>Total</b>		<b>32.67</b>	<b>19.29</b>	<b>12.05</b>	<b>64.01</b>
<b>Anticipated Students</b>		<b>Attend Home School</b>	<b>Attend other DCSD School</b>	<b>Private School</b>	<b>Total</b>
Rockbridge Elementary		19	6	2	27
Stone Mountain Middle School		5	5	3	13
Stone Mountain High School		9	8	7	24
<b>Total</b>		<b>33</b>	<b>19</b>	<b>12</b>	<b>64</b>



## DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

### DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

Consult the Georgia DOT as well as the DeKalb County Transportation Department prior to land development permit. Verify widths from the centerline of the roadways to the property line for possible right-of-way dedication. Improvements within the right-of-way may be required as a condition for land development application review approval. Safe vehicular circulation is required. Paved off-street parking is required.

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area **was** indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations.

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water buffer **was** reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

- **Fire Safety**

Plans for land development permit must comply with Chapter 12 DeKalb County Code for fire protection and prevention.



N-8

**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO  
MICHELLE ALEXANDER [mmalexander@dekalbcountyga.gov](mailto:mmalexander@dekalbcountyga.gov) AND/OR LASONDRA HILL  
[lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)**

**COMMENTS FORM:  
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: Z-22-1245331      Parcel I.D. #: 18-039-03-027

Address: 4994  
Rockbridge Rd  
SW. WIN. GA

Adjacent Roadway (s):

\_\_\_\_\_

\_\_\_\_\_

(classification)

\_\_\_\_\_

(classification)

Capacity (TPD) \_\_\_\_\_

Capacity (TPD) \_\_\_\_\_

Latest Count (TPD) \_\_\_\_\_

Latest Count (TPD) \_\_\_\_\_

Hourly Capacity (VPH) \_\_\_\_\_

Hourly Capacity (VPH) \_\_\_\_\_

Peak Hour. Volume (VPH) \_\_\_\_\_

Peak Hour. Volume (VPH) \_\_\_\_\_

Existing number of traffic lanes \_\_\_\_\_

Existing number of traffic lanes \_\_\_\_\_

Existing right of way width \_\_\_\_\_

Existing right of way width \_\_\_\_\_

Proposed number of traffic lanes \_\_\_\_\_

Proposed number of traffic lanes \_\_\_\_\_

Proposed right of way width \_\_\_\_\_

Proposed right of way width \_\_\_\_\_

Please provide additional information relating to the following statement.

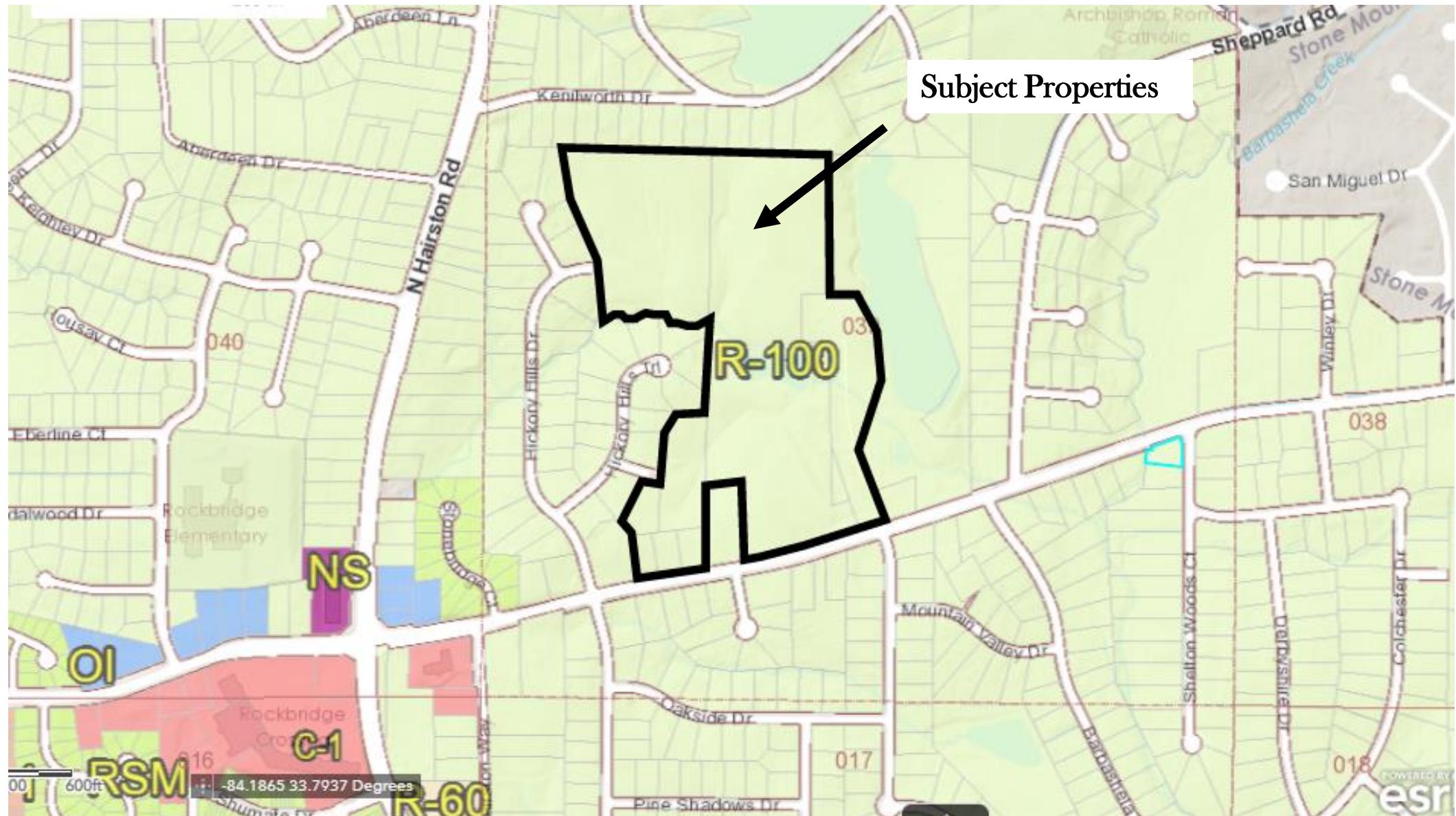
According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7<sup>th</sup> Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the \_\_\_\_\_ square foot place of worship building would generate \_\_\_\_\_ vehicle trip ends, with approximately \_\_\_\_\_ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the \_\_\_\_\_ (Single Family Residential) District designation which allows a maximum of \_\_\_\_\_ units per acres, and the given fact that the project site is approximately \_\_\_\_\_ acres in land area, \_\_\_\_\_ daily vehicle trip end, and \_\_\_\_\_ peak hour vehicle trip end would be generated with residential development of the parcel.

**COMMENTS:**

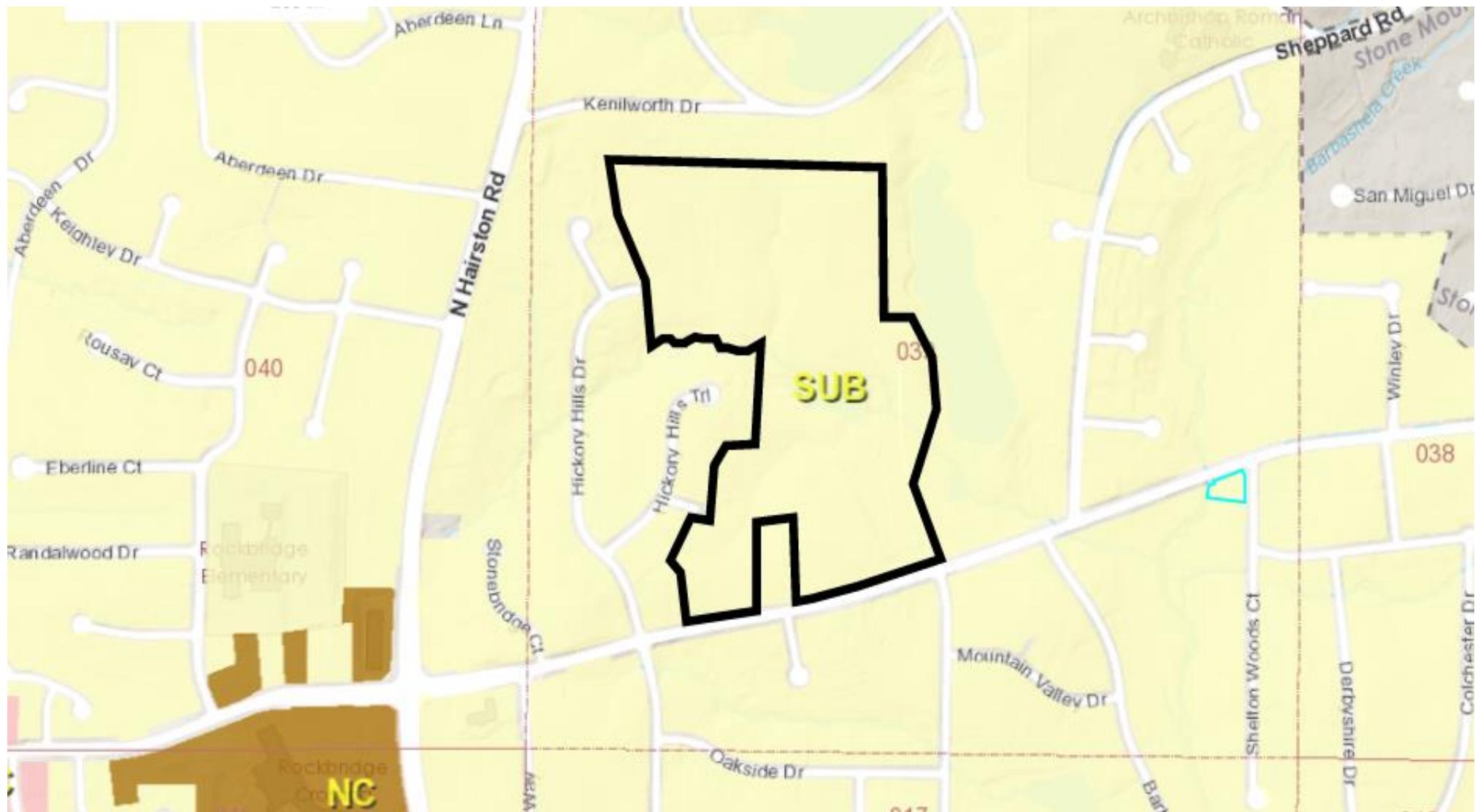
*Plants and field reviewed. Nothing found that would disrupt traffic flow or patterns.*

Signature: A handwritten signature in blue ink that appears to read "DAVID M. HILL".



Z 22 1245331

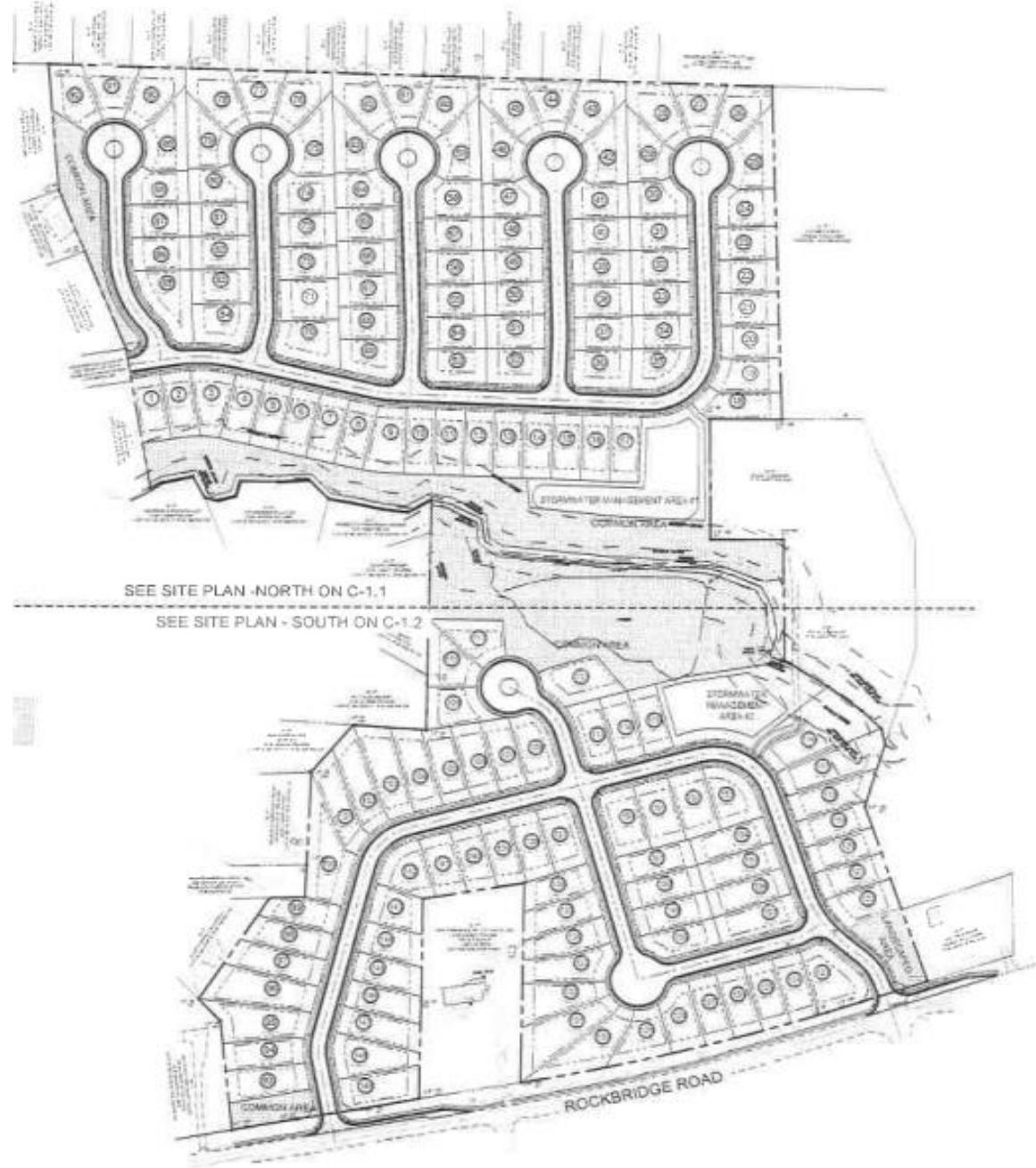
## Future Land Use Map



Z 22 1245331

Aerial Map





Z 22 1245331

## Conceptual Elevations



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

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

Applicant Name: \_\_\_\_\_ Kyle Williams

Applicant E-Mail Address: \_\_\_\_\_ kwilliams@williamsteuslink.com

Applicant Mailing Address: \_\_\_\_\_ 309 Sycamore Street, Decatur, Georgia 30030

Applicant Daytime Phone: \_\_\_\_\_ (404) 373-9590 Fax: \_\_\_\_\_ (404) 378-6049

Owner Name: \_\_\_\_\_ See attachment  
If more than one owner, attach list of owners.

Owner Mailing Address: \_\_\_\_\_ c/o Kyle Williams, 309 Sycamore Street, Decatur, Georgia 30030

Owner Daytime Phone: \_\_\_\_\_ c/o Kyle Williams, (404) 373-9590

Address of Subject Property: \_\_\_\_\_ See attachment

Parcel ID#: \_\_\_\_\_ See attachment

Acreage: \_\_\_\_\_ 39.726 acres Commission District: \_\_\_\_\_ 4 and 7

Present Zoning District(s): \_\_\_\_\_ R-100

RSM

Proposed Zoning District: \_\_\_\_\_

Present Land Use Designation: \_\_\_\_\_ Suburban

Proposed Land Use Designation (if applicable): \_\_\_\_\_ Suburban

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

### REZONING APPLICATION CHECKLIST

Submit 4 printed, collated sets of the complete application (no staples, no binders) and a PDF version on a flash drive

1. Schedule a mandatory **Pre-Application Conference** with Planning & Sustainability staff by appointment. Obtain **Pre-Application form** (to be completed in pre-application meeting). Please call 404-371-2155 for appointment.

2. Hold a **Pre-Submittal Community Meeting** with surrounding neighborhood associations and residents. Provide documentation of the meeting (**meeting notice and sign in sheets**). Letter(s) from homeowners association(s) may also be provided.

3. Submit **Application** (Submit 4 printed, collated sets and a PDF version on a flash drive. Please assemble materials in the following order.)

A. **Application form** with name and address of applicant and owner, and address of subject property;

B. **Pre-submittal community meeting notice and sign-in sheet** and other documentation of meeting, if any;

C. **Letter of application and impact analysis**

1. **Letter of application** identifying a) the proposed zoning classification, b) the reason for the rezoning or special use or modification request, c) the existing and proposed use of the property, d) detailed characteristics of the proposed use ( e.g. floor area, height of building(s), number of units, mix of unit types, number of employees, manner and hours of operation), d)(optional) statement of conditions discussed with the neighborhood or community, if any.

2. **Impact analysis** of the anticipated impact of the proposed use and rezoning on the surrounding properties in response to the standards and factors specified in Article 7.3 of the DeKalb County Zoning Ordinance, as attached. If a Major Modification, please include previously approved conditions and Board of Commissioner meeting minutes.

D. **Authorization Form**, if applicant is not the owner. Must be signed by all owners of the subject property and notarized. Authorization must contain the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property. Please include warranty deed, if property ownership is less than 2 years.

E. **Campaign disclosure statement** (required by State law).

F. **Legal boundary survey** of the subject property, (showing boundaries, structures, and improvements), prepared and sealed within the last year by a professional engineer or land surveyor registered in the State of Georgia. (*If survey shows property on opposite sides of a public street right-of-way, file a separate application for each property.*)

G. **Site Plan**, printed to scale, folded, of any existing and or proposed development/redevelopment. For projects larger than 1 acre, site plan should be at least 1:50 scale. The site plan must include the following:

- a. complete boundaries of subject property;
- b. dimensioned access points and vehicular circulation drives;
- c. location of all existing and proposed buildings, structures, setbacks and parking;
- d. location of 100 year floodplain and any streams;
- e. notation of the total acreage or square footage of the subject property;
- f. landscaping, tree removal and replacement, buffer(s); and
- g. site plan notes of building square footages, heights, density calculations, lot coverage of impervious surfaces, parking ratios, open space calculations, and other applicable district standards.

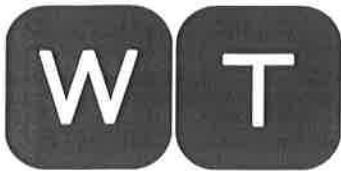
H. **Reduced Site Plan**, reduced to 8.5" x 11".

I. **Written Legal Description** of metes and bounds of the subject property (can be printed on site plan or survey).

J. **Building Form Information**. Elevation (line drawing or rendering), or details of proposed materials, in compliance with Article 5 of the Zoning Ordinance.

K. **Completed, signed Pre-application Form** (Provided at pre-application meeting.)

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**



WILLIAMS  
TEUSINK

R. Kyle Williams  
Attorney at Law

404.373.9351 Direct Dial  
kwilliams@williamsteusink.com

November 2, 2021

*via Electric Submission and Filing*

Andrew Baker, Director  
DeKalb County, Georgia  
Department of Planning and Sustainability  
330 West Ponce de Leon Avenue,  
Decatur, Georgia 30030

**Re: APPLICATION TO AMEND OFFICIAL ZONING MAP**

4946 Rockbridge Road SW, Stone Mountain, DeKalb County, Georgia 30088  
Tax Parcel ID No. 18 039 03 041

4953 Pepperwood Drive SW, Stone Mountain, DeKalb County, Georgia 30088  
Tax Parcel ID No. 18 039 03 044

4960 Rockbridge Road SW, Stone Mountain, DeKalb County, Georgia 30088  
Tax Parcel ID No. 18 039 03 040

4962 Rockbridge Road SW, Stone Mountain, DeKalb County, Georgia 30088  
Tax Parcel ID No. 18 039 03 038

4964 Rockbridge Road SW, Stone Mountain, DeKalb County, Georgia 30088  
Tax Parcel ID No. 18 039 03 027

4972 Rockbridge Road SW, Stone Mountain, DeKalb County, Georgia 30088  
Tax Parcel ID No. 18 039 03 039

4994 Rockbridge Road SW, Stone Mountain, DeKalb County, Georgia 30088  
Tax Parcel ID No. 18 039 03029

4998 Rockbridge Road SW, Stone Mountain, DeKalb County, Georgia 30088  
Tax Parcel ID No. 18 039 03 112

5046 Rockbridge Road SW, Stone Mountain, DeKalb County, Georgia 30088  
Tax Parcel ID No. 18 039 03 110

Dear Director Baker:

I represent Jessica Perdue, Hicks Investment Corporation, Raymond Keith Hicks, Denise

Elaine Hicks, Fred Bioust, as Executor of the Estate of Runell S. Bioust, and Paul J. Bioust (collectively, "Applicant"). Ms. Perdue owns those certain real properties known as and located at 4946 Rockbridge Road SW, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel Id No. 18 039 03 041); 4960 Rockbridge Road SW, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel Id No. 18 039 03 040); and, 4972 Rockbridge Road SW, Stone Mountain, Stone Mountain, Georgia 30088 (Tax Parcel Id No. 18 039 03 039). Hicks Investment Corporation owns that certain real property known as and located at 4953 Pepperwood Drive, Stone Mountain, Stone Mountain, Georgia 30088 (Tax Parcel Id No. 18 039 03 044). Raymond Keith Hicks and Denise Elaine Hicks own those certain real properties located at and known as 4962 Rockbridge Road SW, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel Id No. 18 039 03 038) and 4964 Rockbridge Road SW, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel Id No. 18 039 03 038). The Estate of Runell S. Bioust owns those certain real properties located at and known as 4994 Rockbridge Road SW, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel Id No. 18 039 03 029) and 4998 Rockbridge Road SW, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel Id No. 18 039 03 112). Paul J. Bioust owns that certain real property located at and known as 5046 Rockbridge Road SW, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel Id No. 18 039 03 110).

4946 Rockbridge Road SW, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel ID No. 18 039 03 041); 4953 Pepperwood Drive, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel ID No. 18 039 03 044); 4960 Rockbridge Road SW, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel ID No. 18 039 03 040); 4962 Rockbridge Road SW, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel ID No. 18 039 03 038); 4964 Rockbridge Road SW, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel ID No. 18 039 03 027); 4972 Rockbridge Road SW, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel ID No. 18 039 03 039); 4994 Rockbridge Road SW, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel ID No. 18 039 03029); 4998 Rockbridge Road SW, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel ID No. 18 039 03 112); and, 5046 Rockbridge Road SW, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel ID No. 18 039 03 110) are collectively referred to as the "Property."

The Property consists of 39.726 acres / 1,730,520 square feet with 984.27' frontage along Rockbridge Road to west of the intersection of Rockbridge Road SW with N Hairston Road and S Hairston Road within the Greater Hidden Hills community. The Property is currently vacant and undeveloped.

The Property is zoned R-100 (Residential Medium Lot-100) District with an Existing Land Use classification as Suburban (SUB) based upon the 2035 Comprehensive Plan and Future Land Use Map (the "Comprehensive Land Use Map"). The Property is not within any Overlay District. The adjacent and adjoining properties on and along Rockbridge Road SW to the west and east are similarly zoned R-100 (Residential Medium Lot-100) District with Existing Land Use classifications as Suburban (SUB). The properties to the north and south are also similarly zoned R-100 (Residential Medium Lot-100) District with Existing Land Use classifications as Suburban (SUB). However, there is a cul-de-sac residential community to the west on Stonebridge Court

that is zoned RSM (Small Lot Residential Mix) District. Additionally, there are a mix of properties zoned OI (Office-Institutional) District, NS (Neighborhood Shopping) District, C-1 (Local Commercial) District, R-60 (Residential Small Lot-60) District, and RSM (Small Lot Residential Mix) District just to the west of the Property at the intersection of Rockbridge Road SW with N Hairston Road and S Hairston.

Captura Properties I, LLC is under contract to purchase the Property and intends to pursue the development as proposed and outlined in this Application.

#### **A. SUMMARY OF PROPOSED REZONING**

Applicant requests rezoning of the Property from R-100 to RSM (Small Lot Residential Mix) District to allow for development and use of the Property as one hundred sixty-one single-family detached homes with community greenspace, common areas, pocket parks, and amenity areas as detailed and conditioned upon the plans submitted in support of this Application. The proposed density is 4.05 units per acre. The proposed rezoning is consistent with does not require an amendment to the to the Comprehensive Land Use Map classification of the Property as Suburban (SUB).

#### **B. COMMUNITY MEETINGS & PRE-APPLICATION REVIEW**

On August 18, 2021, Applicant conducted a pre-application Community Meeting that was scheduled and facilitated by the Greater Hidden Hills CDC. Applicant conducted a second Community Meeting on October 6, 2021 to the greater community, including Community Councils 3 and 4. Applicant conducted a third pre-application Community Meeting on October 26, 2021 with surrounding neighborhood associations and residents within 100' feet of the Property.

A pre-application conference was held with Planning Staff on October 5, 2021.

#### **C. DOCUMENTED IMPACT ANALYSIS UNDER SEC. 27-7.3.5**

##### **A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.**

The Property has an Existing Land Use classification as Suburban (SUB) based upon the Comprehensive Land Use Map. RSM (Small Lot Residential Mix) District is a Permitted Zoning in the Land Use classification of Suburban (SUB). The proposed rezoning and development does not require an amendment to the Comprehensive Land Use Map classification from Suburban (SUB). Additionally, the proposed density of 4.05 units per acre is well below the maximum density of up to 8.0 units per acre allowed within the Suburban (SUB) Land Use classification. Moreover, the proposed development also plans to include a community trail with public access, as well as community open space areas that would further qualify the proposed rezoning within RSM density requirements.

**B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property or properties.**

The proposed rezoning of the Property will permit development of a higher density single family detached residences that is suitable in view of the use and development of adjacent and nearby properties.

The Property is less than one-half (1/2) mile from the commercial developments and uses at the intersection of Rockbridge Road SW with N Hairston Road and S Hairston Road within the Greater Hidden Hills community. The Property is also near Rockbridge Elementary and other community services.

There is a cul-de-sac residential community to the west on Stonebridge Court that is zoned RSM (Small Lot Residential Mix) District. Additionally, there are a mix of properties zoned OI (Office-Institutional) District, NS (Neighborhood Shopping) District, C-1 (Local Commercial) District, R-60 (Residential Small Lot-60) District, and RSM (Small Lot Residential Mix) District just to the west of the Property at the intersection of Rockbridge Road SW with N Hairston Road and S Hairston.

The proposed zoning and development allows for the residential development and use of the currently vacant and unimproved Property that is not connected to or a part of the Greater Hidden Hills community. The proposed development also allows for the preservation and protection of the stream, stream buffers, and small lake areas that traverse the Property and open up these areas as greenspace, trails, and amenities areas for the community.

**C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**

The Property is severely and negatively impacted by the stream, stream buffers, and small lake areas that traverse the Property. The Property is currently not serviced with public infrastructure such as public rights-of-way, sewer, water, stormwater, and other facilities. These site restrictions and development considerations are a substantial hardship to the development and economic use of the Property under the existing zoning as R-100 (Residential Medium Lot-100) District.

**D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties.**

As detailed in Sections A and B above, the proposed rezoning is consistent with and will not adversely affect the existing use or usability of adjacent and nearby properties. The proposed zoning and development of the Property presents an opportunity to connect the currently vacant and unimproved Property into the Greater Hidden Hills community. The proposed development also allows for the preservation and protection of the stream, stream buffers, and small lake areas

that traverse the Property and open up these areas as greenspace, trails, and amenities areas for the community.

**E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**

The Property is less than one-half (1/2) mile from the commercial developments and uses at the intersection of Rockbridge Road SW with N Hairston Road and S Hairston Road within the Greater Hidden Hills community. The Property is also near Rockbridge Elementary and other community services.

There is a cul-de-sac residential community to the west on Stonebridge Court that is zone RSM (Small Lot Residential Mix) District. Additionally, there are a mix of properties zoned OI (Office-Institutional) District, NS (Neighborhood Shopping) District, C-1 (Local Commercial) District, R-60 (Residential Small Lot-60) District, and RSM (Small Lot Residential Mix) District just to the west of the Property at the intersection of Rockbridge Road SW with N Hairston Road and S Hairston.

**F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.**

The proposed rezoning will not adversely affect historic buildings, sites, districts, or archaeological resources. Instead, the proposed development is intentionally planned in such a manner to preserve and protect the stream, stream buffers, and small lake areas that traverse the Property and open up these areas as greenspace, trails, and amenities areas for the community.

**G. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

The proposed rezoning will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The Property is well served by existing streets, transportation facilities, and utilities within the immediate surrounding areas located at the intersection of Rockbridge Road SW and Hairston Road. The existing infrastructure is more than sufficient to support the proposed residential development.

**H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.**

The proposed rezoning will not adversely impact the environment or surrounding natural resources. Instead, the proposed development is intentionally planned in such a manner to preserve and protect the stream, stream buffers, and small lake areas that traverse the Property and open up these areas as greenspace, trails, and amenities areas for the community.

#### **D. ADDITIONAL SUPPORTING DOCUMENTATION**

Applicant includes as additional support for its Application the following:

1. Application to Amend Official Zoning Map;
2. Pre-submittal Community Meeting Notice, Proof of Mailing, and Sign-in/Attendance Sheet;
3. Notarized Authorization by Property Owner for Representation;
4. Campaign Disclosure Statement;
5. Listing of Subject Properties;
6. *Boundary Survey of Rockbridge Road Assemblage* prepared by Lowery & Associates Land Surveying, LLC, dated June 7, 2021 and June 16, 2021;
7. *Overall Site Plan* prepared by Crescent View Engineering, LLC dated August 24, 2021;
8. Written Legal Descriptions of Metes and Bounds of the Property;
9. Demonstrative Color Site Plan;
10. Floor Plans and Elevations prepared by Luis Matalon, AIA;
11. Conceptual Elevations of proposed Community; and,
12. Completed, Signed Pre-Application Form.

I appreciate consideration of this Application. Please do not hesitate to contact me with any questions or requests for additional information or documentation.

Sincerely,

  
R. Kyle Williams

Encl.

RKW/saa

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

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

Applicant Name: Kyle Williams

Applicant E-Mail Address: kwilliams@williamsteusink.com

Applicant Mailing Address: 309 Sycamore Street, Decatur, Georgia 30030

Applicant Daytime Phone: (404) 373-9590 Fax: (404) 378-6049

Owner Name: See attachment  
If more than one owner, attach list of owners.

Owner Mailing Address: c/o Kyle Williams, 309 Sycamore Street, Decatur, Georgia 30030

Owner Daytime Phone: c/o Kyle Williams, (404) 373-9590

Address of Subject Property: See attachment

Parcel ID#: See attachment

Acreage: 39.726 acres Commission District: 4 and 7

Present Zoning District(s): R-100

Proposed Zoning District: RSM

Present Land Use Designation: Suburban

Proposed Land Use Designation (if applicable): Suburban

## DEPARTMENT OF PLANNING & SUSTAINABILITY

### IMPACT ANALYSIS

(Please respond to the following standards and factors on a separate sheet.)

Section 27-7.3.5. The following standards and factors are found to be relevant to the exercise of the county's zoning powers and shall govern the review of all proposed amendments to the Official Zoning Map:

- A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan. See Attached
- B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. See Attached
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned. See Attached
- D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby properties. See Attached
- E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal. See Attached
- F. Whether the zoning proposal will adversely affect historic building, sites, districts, or archaeological resources. See Attached
- G. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. See Attached
- H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources. See Attached

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

**PRE-APPLICATION FORM**  
**REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE**  
**(Required prior to filing application: signed copy of this form must be submitted at filing)**

Applicant Name: Kyle Williams Phone: (404) 373-9351 Email: kwilliams@williamsteusink.com

Property Address: See attachment

Tax Parcel ID: See attachment Comm. District(s): 4 and 7 Acreage: 39.726 acres

Existing Use: Suburban Proposed Use Suburban

Supplemental Regs: N/A Overlay District: N/A DRI: N/A

Rezoning: Yes X No       

Existing Zoning: R-100 Proposed Zoning: RSM Square Footage/Number of Units: 1,730,520 sq. ft./161 units

Rezoning Request: Rezone Property from R-100 to RSM.

Land Use Plan Amendment: Yes        No X

Existing Land Use: SUB Proposed Land Use: SUB Consistent X Inconsistent       

Special Land Use Permit: Yes        No X Article Number(s) 27-      

Special Land Use Request(s)       

**Major Modification:**

Existing Case Number(s): N/A

Condition(s) to be modified:

## DEPARTMENT OF PLANNING & SUSTAINABILITY

### WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: \_\_\_\_\_ Review Calendar Dates: \_\_\_\_\_ PC: \_\_\_\_\_ BOC: \_\_\_\_\_  
 Letter of Intent: \_\_\_\_\_ Impact Analysis: \_\_\_\_\_ Owner Authorization(s): \_\_\_\_\_ Campaign Disclosure: \_\_\_\_\_  
 Zoning Conditions: \_\_\_\_\_ Community Council Meeting: \_\_\_\_\_ Public Notice, Signs: \_\_\_\_\_  
 Tree Survey, Conservation: \_\_\_\_\_ Land Disturbance Permit (LDP): \_\_\_\_\_ Sketch Plat: \_\_\_\_\_  
 Bldg. Permits: \_\_\_\_\_ Fire Inspection: \_\_\_\_\_ Business License: \_\_\_\_\_ State License: \_\_\_\_\_  
 Lighting Plan: \_\_\_\_\_ Tent Permit: \_\_\_\_\_ Submittal Format: NO STAPLES, NO BINDERS PLEASE

### Review of Site Plan

Density: \_\_\_\_\_ Density Bonuses: \_\_\_\_\_ Mix of Uses: \_\_\_\_\_ Open Space: \_\_\_\_\_ Enhanced  
 Open Space: \_\_\_\_\_ Setbacks: front \_\_\_\_\_ sides \_\_\_\_\_ side corner \_\_\_\_\_ rear \_\_\_\_\_ Lot Size:  
 \_\_\_\_\_ Frontage: \_\_\_\_\_ Street Widths: \_\_\_\_\_ Landscape Strips: \_\_\_\_\_ Buffers: \_\_\_\_\_  
 Parking Lot Landscaping: \_\_\_\_\_ Parking - Auto: \_\_\_\_\_ Parking - Bicycle: \_\_\_\_\_ Screening:  
 \_\_\_\_\_ Streetscapes: \_\_\_\_\_ Sidewalks: \_\_\_\_\_ Fencing/Walls: \_\_\_\_\_ Bldg. Height: \_\_\_\_\_ Bldg.  
 Orientation: \_\_\_\_\_ Bldg. Separation: \_\_\_\_\_ Bldg. Materials: \_\_\_\_\_ Roofs: \_\_\_\_\_ Fenestration:  
 Façade Design: \_\_\_\_\_ Garages: \_\_\_\_\_ Pedestrian Plan: \_\_\_\_\_ Perimeter Landscape Strip: \_\_\_\_\_  
 Possible Variances: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Comments:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Planner: Dustin Jackson \_\_\_\_\_ Date 7/19/21 \_\_\_\_\_

#### Filing Fees

<b>REZONING:</b>	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00

**LAND USE MAP AMENDMENT** \$500.00

**SPECIAL LAND USE PERMIT** \$400.00

[https://dekalb-my.sharepoint.com/personal/djackson4\\_dekalbcountyga\\_gov/documents/documents/2546 rock chapel road pre application conference form.docx](https://dekalb-my.sharepoint.com/personal/djackson4_dekalbcountyga_gov/documents/documents/2546 rock chapel road pre application conference form.docx)  
11/01/2018 MMA



Name and Address of Sender

Williams Teuske

Check type of mail or service

<input type="checkbox"/> Adult Signature Required	<input type="checkbox"/> Priority Mail Express
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail
<input type="checkbox"/> Certified Mail	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation
<input type="checkbox"/> Collect on Delivery (COD)	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Priority Mail	



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U.S. POSTAGE PAID  
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30030  
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**\$19.74**  
R2304M111927-31

USPS Tracking/Article Number	Addresser (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	... Fee	SC Fee	SCRD Fee	SH Fee
1.	LEWIS PAMELA 435 HICKORY HILLS DR STONE MOUNTAIN GA 30083													
2.	4934 ROCKBRIDGE TRUST P O BOX 1983 LILBURN GA 30048													
3.	TATE WILLIAM BRADLEY 476 HICKORY HILLS DR STONE MOUNTAIN GA 30083													
4.	HOMEMASTER PROPERTIES, LLC 1000 PEACHTREE INDUSTRIAL BLVD STE 6 152 SUWANEE GA 30024													
5.	BITHOW MACH 4868 OAKSIDE DR STONE MOUNTAIN GA 30088													
6.	CALDWELL JUDITH SIMS 448 HICKORY HILLS TRL STONE MOUNTAIN GA 30083													
7.	LEWIS RUSSEL K 409 ROCKBRIDGE CT STONE MOUNTAIN GA 30088													
8.	WILLIAMS MICHAEL 4995 ROCKBRIDGE RD STONE MOUNTAIN GA 30088													
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)												

Handling Charge - if Registered and over \$50.00 in value


**Firm Mailing Book For Accountable Mail**

Name and Address of Sender		Check type of mail or service		Affix Stamp Here (for additional copies of this receipt). Postmark with Date of Receipt.																	
		<input type="checkbox"/> Adult Signature Required	<input type="checkbox"/> Priority Mail Express	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail	<input type="checkbox"/> Certified Mail	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation	<input type="checkbox"/> Collect on Delivery (COD)	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Insured Mail	<input type="checkbox"/> Priority Mail	<input type="checkbox"/>							
USPS Tracking/Article Number		Addressee (Name, Street, City, State, & ZIP Code™)		Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee					
1.		DINGWALL DANIELLE 4977 ROCKBRIDGE RD STONE MOUNTAIN GA 30088																			
2.		THOMAS JANET H. 466 HICKORY HILLS DR STONE MOUNTAIN GA 30083																			
3.		HICKS RAYMOND KEITH 2501 SHORELINE PKWY VILLA RICA GA 30180																			
4.		GREENWOOD DEBRA U 443 HICKORY HILLS DR STONE MOUNTAIN GA 30083																			
5.		HICKS INVESTMENT CORP 2501 SHORELINE PKWY VILLA RICA GA 30180																			
6.		LUGONES MARIANELA CABRERA 417 MAPLECLIFF DR STONE MOUNTAIN GA 30088																			
7.		SFR XII ATL OWNER 1 LP 4645 HAWTHORNE LN NW WASHINGTON DC 20016																			
8.		PORTER DEWAYNE 4856 OAKSIDE DR STONE MOUNTAIN GA 30088																			
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)																			



## Firm Mailing Book For Accountable Mail

Name and Address of Sender		Check type of mail or service <input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail <input type="checkbox"/> Certified Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail										Affix Stamp Here <small>(for additional copies of this receipt)</small> <small>Postmark with Date of Receipt.</small>							
		Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee								
USPS Tracking/Article Number		Addressee (Name, Street, City, State, & ZIP Code™)		Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee			
1.			CASSAR GAIL 457 WATSON BAY STONE MOUNTAIN GA 30087																
2.			BIOUST RUNELL S MRS 857 TUFTHUNTER MACON GA 31210																
3.			BRIERE DENNIS R 459 HICKORY HILLS DR STONE MOUNTAIN GA 30088																
4.			WOESTEMEYER RALPH 4925 ROCKBRIDGE RD STONE MOUNTAIN GA 30088																
5.			MARTIN RICHARD JOSEPH III 4836 OAKSIDE DR STONE MOUNTAIN GA 30088																
6.			PERDUE JESSICA 535 LAKEWATER VIEW DR STONE MOUNTAIN GA 30087																
7.			BENNETT DWIGHT 4969 ROCKBRIDGE RD STONE MOUNTAIN GA 30088																
8.			PUTNAM GLENDA VONDELLE CAPE 4828 OAKSIDE DR STONE MOUNTAIN GA 30088																
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)										Handling Charge	Handling Charge	Handling Charge	Handling Charge	Handling Charge	Handling Charge		



## Firm Mailing Book For Accountable Mail

Name and Address of Sender		Check type of mail or service <input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail <input type="checkbox"/> Certified Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Priority Mail												Affix Stamp Here <small>(for additional copies of this receipt) Postmark with Date of Receipt.</small>					
		Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee						
USPS Tracking/Article Number		Addressee (Name, Street, City, State, & ZIP Code™)		Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee			
1.			RAHMING BERNICE 4844 OAK SIDE DR STONE MOUNTAIN GA 30088																
2.			BELFROM PHILIP I 451 HICKORY HILLS DR STONE MOUNTAIN GA 30083																
3.			COLE GEORGE J 437 HICKORY HILLS TRL STONE MOUNTAIN GA 30083																
4.			HERSE MARYAN A 459 HICKORY HILLS TRL STONE MOUNTAIN GA 30083																
5.			LAW FRED EST PERS REP AND HEIRS 1131 LYNBROOK DR CHARLOTTE NC 28211																
6.			HTOO MIN NAW 470 HICKORY HILLS TRL STONE MOUNTAIN GA 30083																
7.			MITCHELL ARTHUR 626 SCOTLAND CT STONE MOUNTAIN GA 30088																
8.			HICKS INVESTMENT CORP 2501 SHORELINE PKWY VILLA RICA GA 30180																
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)																	



## Firm Mailing Book For Accountable Mail

Name and Address of Sender

Check type of mail or service

<input type="checkbox"/> Adult Signature Required	<input type="checkbox"/> Priority Mail Express
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail
<input type="checkbox"/> Certified Mail	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation
<input type="checkbox"/> Collect on Delivery (COD)	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Priority Mail	

**Affix Stamp Here**  
(for additional copies of this receipt)  
**Postmark with Date of Receipt.**

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	HICKS INVESTMENT CORP 2501 SHORELINE PKWY VILLA RICA GA 30180													
2.	PERDUE JESSICA 535 LAKEWATER VIEW DR STONE MOUNTAIN GA 30087													
3.														
4.														
5.														
6.														
7.														
8.														
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)												

## PUBLIC NOTICE REQUEST FOR REZONING

**FILED BY:** Developer Captura Properties I, LLC  
Applicant Kyle Williams / Williams Teusink

**PROPERTY LOCATED:** Approximately 38 acres located in the 4900 Block of Rockbridge Road at 4946, 4960, 4962, 4964, 4972, 4994, 4998, and 5046 Rockbridge Road and 4953 Pepperwood Drive in Stone Mountain

**CURRENT ZONING:** R-100 (Residential Medium Lot – 100)

**CURRENT LAND USE:** Suburban

**CURRENT USE:** Vacant and Undeveloped

**PROPOSED ZONING:** RSM (Small Lot Residential Mix)

**PROPOSED LAND USE:** Suburban

**PROPOSED USE:** Development of a new residential subdivision consisting of single-family detached homes with minimum 3 bed/3 bath and 2-car garages with preserved greenspace, trails, community amenities, and infrastructure improvements

### VIRTUAL COMMUNITY MEETING TO TAKE PLACE AT VIA ZOOM:

**Tuesday, October 26, 2020**

**7:00 p.m.**

**Join via Zoom at the following link:**

<https://us02web.zoom.us/j/86150146950?pwd=NIVvbnA0NVc4Um9VT3pqVXZnMHRBUT09>

**Join Telephonically by calling:**

(301) 715-8592

Meeting ID: 861 5014 6950

Passcode: 714285

10/26/21  
Pre-Submittal Community Meeting Attendance

Name (Original Name)	User Email	Total Duration (Minutes)	Guest
Joseph Brickman (Kyle Williams)	kwilliams@williamsteusink.com	45	No
14043450120		38	Yes
Linda Stooksbury (Linda Stooksbury)	bstooks357@gmail.com	34	Yes
raymond		32	Yes
Brenda		32	Yes
14042196736		31	Yes
Arthur		21	Yes
14043759885		6	Yes

**NOTARIZED AUTHORIZATION BY PROPERTY OWNER  
FOR REPRESENTATION**

4946 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30088  
Tax Parcel ID No. 18 039 03 041

4960 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30088  
Tax Parcel ID No. 18 039 03 040

4972 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30088  
Tax Parcel ID No. 18 039 03 039

I, JESSICA PERDUE, state that I am the current owner of those certain real properties located at 4946 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel ID No. 18 039 03 041), 4960 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel ID No. 18 039 03 040), and 4972 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel ID No. 18 039 03 039)(collectively, the "Property"), which are the subject matter of the attached Application. I authorize the persons and firm named below to act as Applicant and my representative in pursuit of this Application, in all matters related to zoning, permitting, planning, building, and development.

Name of Applicant: R. Kyle Williams

Name of Firm: Williams Teusink, LLC  
Address: The High House  
309 Sycamore Street  
Decatur, Georgia 30030

Telephone No.: (404) 373-9590

Email: [kwilliams@williamsteusink.com](mailto:kwilliams@williamsteusink.com)



JESSICA PERDUE

Sworn and subscribed  
before me this 15 day of June, 2021.

Notary Public  
Commission Expiration Date: 09/17/2022



NOTARIZED AUTHORIZATION BY PROPERTY OWNER  
FOR REPRESENTATION

4953 Pepperwood Drive, Stone Mountain, DeKalb County, Georgia 30088  
Tax Parcel ID No. 18 039 03 044

I, HICKS INVESTMENT CORPORATION, state that I am the current owner of that certain real property located at 4953 Pepperwood Drive, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel ID No. 18 039 03 044) (the "Property), which is the subject matter of the attached Application. I authorize the persons and firm named below to act as Applicant and my representative in pursuit of this Application, in all matters related to zoning, permitting, planning, building, and development.

Name of Applicant: R. Kyle Williams

Name of Firm: Williams Teusink, LLC  
Address: The High House  
309 Sycamore Street  
Decatur, Georgia 30030

Telephone No.: (404) 373-9590

Email: [kwilliams@williamsteusink.com](mailto:kwilliams@williamsteusink.com)

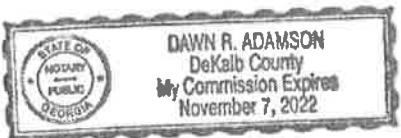
HICKS INVESTMENT CORPORATION

*Raymond Hicks, CEO*  
RAYMOND HICKS  
RH  
dpa

Sworn and subscribed June, 2021  
before me this 15 day of March, 2020.

(CORPORATE SEAL)

*Dawn R. Adamson*  
Notary Public  
Commission Expiration Date: 11-7-2022



NOTARIZED AUTHORIZATION BY PROPERTY OWNER  
FOR REPRESENTATION

4964 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30088  
Tax Parcel ID No. 18 039 03 027

4962 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30088  
Tax Parcel ID No. 18 039 03 038

WE, RAYMOND KEITH HICKS and DENISE ELAINE HICKS, state that we are the current owners of those certain real properties located at 4964 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel ID No. 18 039 03 027) and 4962 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel ID No. 18 039 03 038) (collectively, the "Property), which are the subject matter of the attached Application. I authorize the persons and firm named below to act as Applicant and my representative in pursuit of this Application, in all matters related to zoning, permitting, planning, building, and development.

Name of Applicant: R. Kyle Williams

Name of Firm: Williams Teusink, LLC  
Address: The High House  
309 Sycamore Street  
Decatur, Georgia 30030

Telephone No.: (404) 373-9590

Email: [kwilliams@williamsteusink.com](mailto:kwilliams@williamsteusink.com)

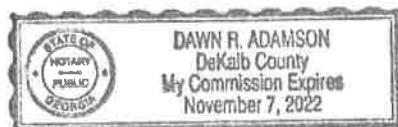
*Raymond Keith Hicks*  
RAYMOND KEITH HICKS

Sworn and subscribed  
before me this 5 day of June, 2021.

*Daunt R. Adamson*

Notary Public

Commission Expiration Date: 11-7-2022



Sworn and subscribed  
before me this 5 day of June, 2021.

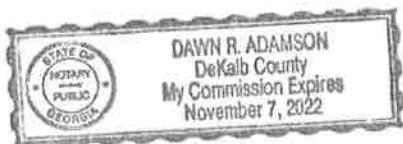
*Daunt R. Adamson*

Notary Public

Commission Expiration Date: 11-7-2022

*Denise Elaine Hicks*

DENISE ELAINE HICKS



**NOTARIZED AUTHORIZATION BY PROPERTY OWNER FOR REPRESENTATION**

**4994 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30088**

**Tax Parcel ID No. 18 039 03029**

**4998 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30088**

**Tax Parcel ID No. 18 039 03 112**

I, FRED BIOUST, state that I am the Executor of the Estate of Runell S. Bioust of certain real properties located at 4994 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel ID No. 18 039 03029) and 4998 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel ID No. 18 039 03 112) (collectively the "Property), which are the subject matter of the attached Application. I authorize the persons and firm named below to act as Applicant and my representative in pursuit of this Application, in all matters related to zoning, permitting, planning, building, and development.

Name of Applicant: R. Kyle Williams

Name of Firm: Williams Teusink, LLC

Address: The High House 309 Sycamore Street  
Decatur, Georgia 30030

Telephone No.: (404) 373-9590

Email: [kwilliams@williamsteusink.com](mailto:kwilliams@williamsteusink.com)

R. Kyle Williams

FRED BIOUST

Sworn and subscribed  
before me this 14 day of June, 2021.



**NOTARIZED AUTHORIZATION BY PROPERTY OWNER  
FOR REPRESENTATION**

5046 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30088  
Tax Parcel ID No. 18 039 03 110

I, PAUL J. BIOUST, state that I am the current owner of that certain real property located at 5046 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30088 (Tax Parcel ID No. 18 039 03 110) (the "Property), which is the subject matter of the attached Application. I authorize the persons and firm named below to act as Applicant and my representative in pursuit of this Application, in all matters related to zoning, permitting, planning, building, and development.

Name of Applicant: R. Kyle Williams

Name of Firm: Williams Teusink, LLC

Address: The High House  
309 Sycamore Street  
Decatur, Georgia 30030

Telephone No.: (404) 373-9590

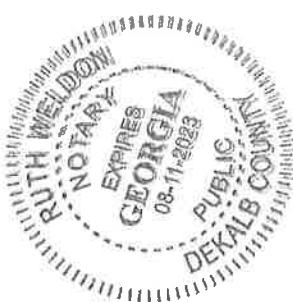
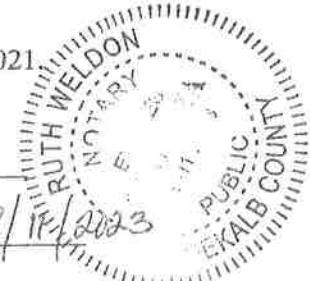
Email: [kwilliams@williamsteusink.com](mailto:kwilliams@williamsteusink.com)

*Paul J. Bioust*  
PAUL J. BIOUST

Sworn and subscribed  
before me this 11<sup>th</sup> day of June, 2021.

*Ruth Weldon*  
Ruth Weldon  
Notary Public

Commission Expiration Date: 8/17/2023



**DEPARTMENT OF PLANNING & SUSTAINABILITY**

**DISCLOSURE OF CAMPAIGN CONTRIBUTION**

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filling of this application?

Yes  No  \*

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

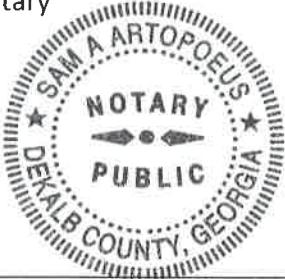
1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

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

8/5/21 Robert Patrick \$250

8/27/21 Larry Johnson \$500

  
Notary



Expiration Date/ Seal

1/21/23

  
Signature of Applicant /Date

Check one: Owner  Agent

\*Notary seal not needed if answer is "no".

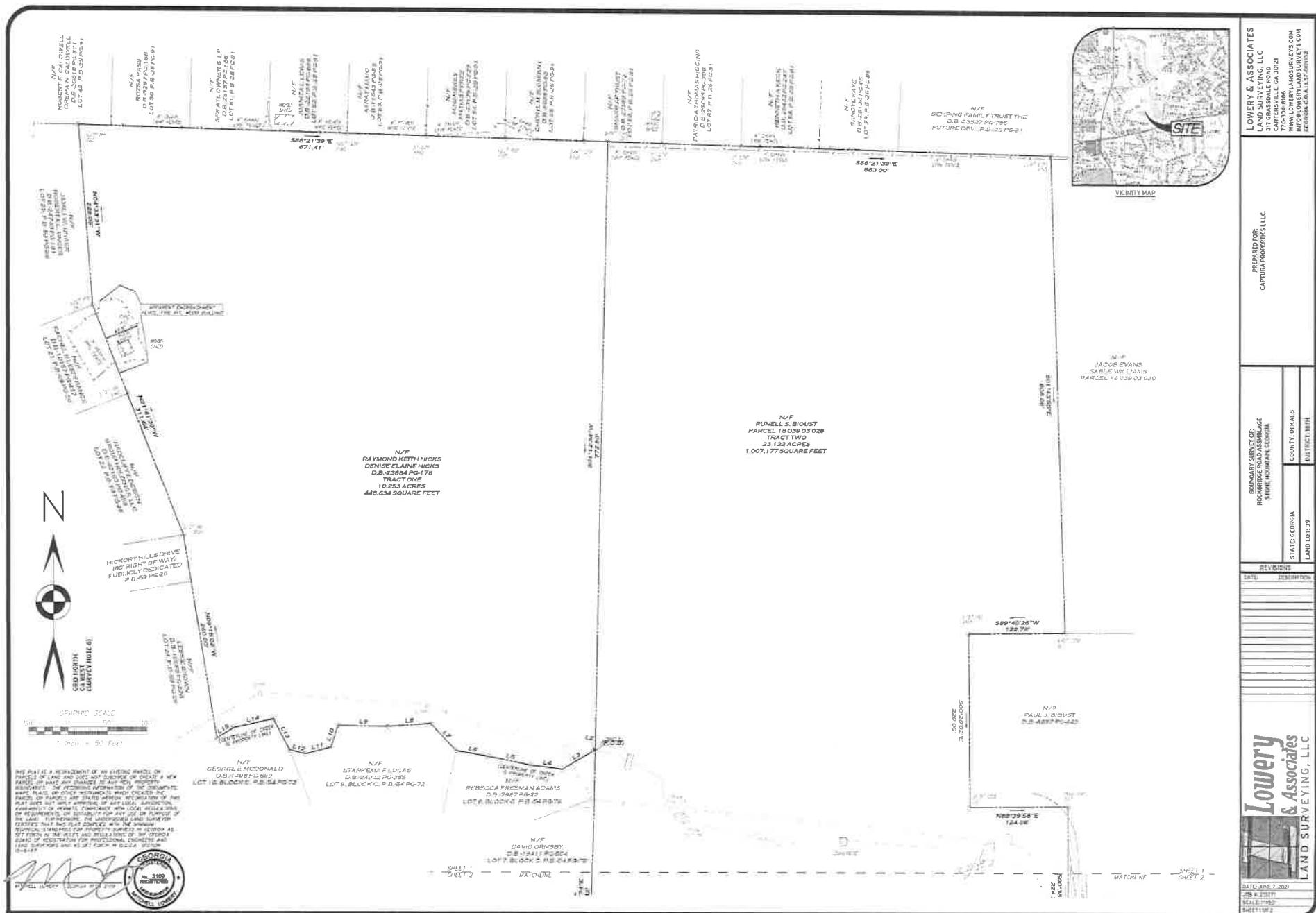
### **CAMPAIGN DISCLOSURE**

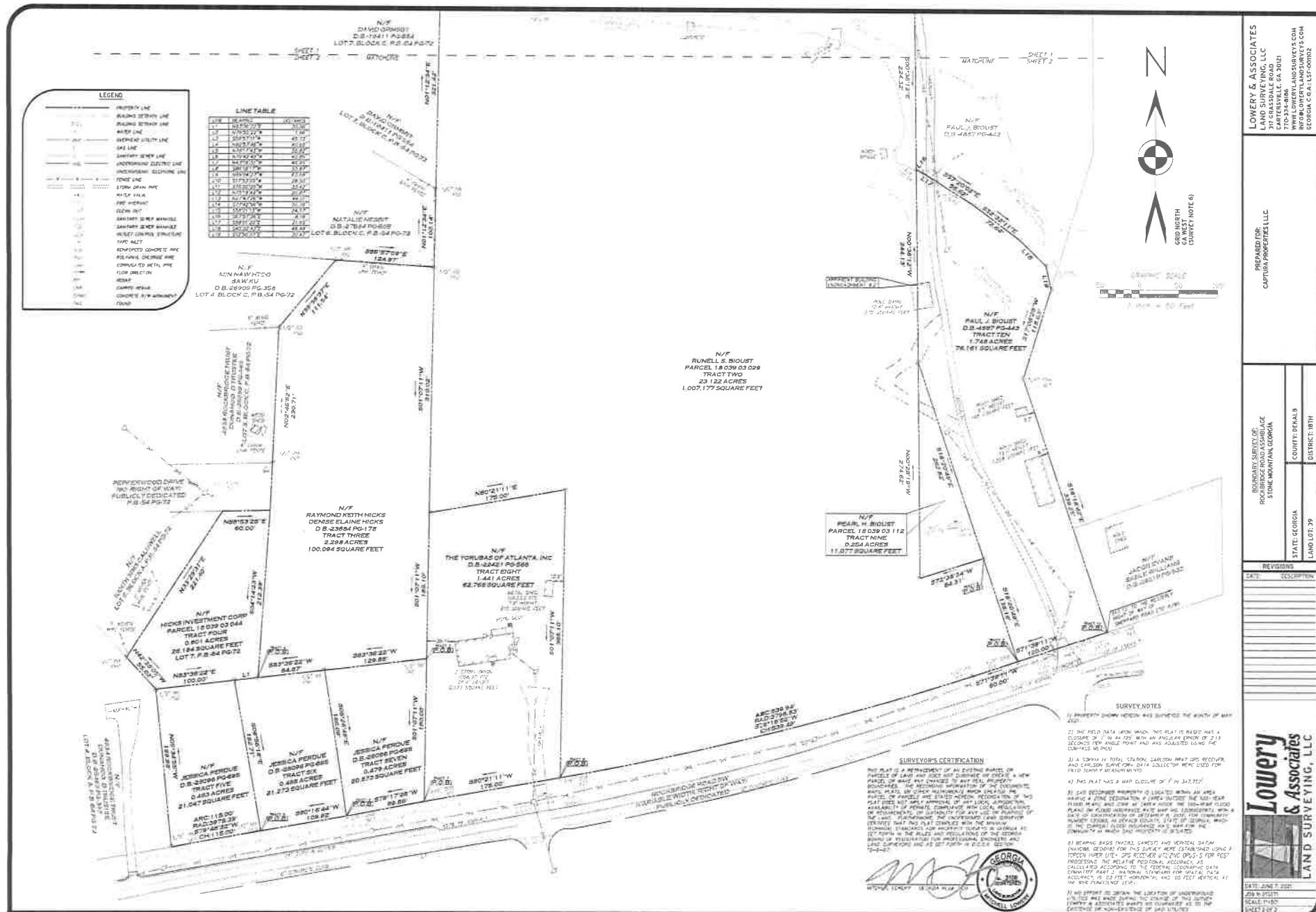
R. Kyle Williams and the law firm of WILLIAMS TEUSINK, LLC, have been retained to represent Applicant before DEKALB COUNTY, GEORGIA. Pursuant to the provisions of O.C.G.A. § 36-76A-3, please find below a list of the contributions made by the above-named individuals, or the law firm of WILLIAMS TEUSINK, LLC in the past two years, aggregating \$250.00 or more, to local government officials who may review this application.

Date	Government Official	Position	Description	Amount
8/27/2021	Larry Johnson	DeKalb County Commissioner	Re-Election Campaign	\$500.00
8/5/2021	Robert Patrick	DeKalb County Commissioner	Re-Election Campaign	\$250.00

## LISTING OF SUBJECT PROPERTIES

<b>Property Address</b>	<b>Tax Parcel Identification Number</b>	<b>Owner(s)</b>
4946 Rockbridge Road Stone Mountain, Georgia 30088	18 039 03 041	Jessica Perdue
4953 Pepperwood Drive Stone Mountain, Georgia 30088	18 039 03 044	Hicks Investment Corporation
4960 Rockbridge Road Stone Mountain, Georgia 30088	18 039 03 040	Jessica Perdue
4962 Rockbridge Road Stone Mountain, Georgia 30088	18 039 03 038	Raymond Keith Hicks and Denise Elaine Hicks
4964 Rockbridge Road Stone Mountain, Georgia 30088	18 039 03 027	Raymond Keith Hicks and Denise Elaine Hicks
4972 Rockbridge Road Stone Mountain, Georgia 30088	18 039 03 039	Jessica Perdue
4994 Rockbridge Road Stone Mountain, Georgia 30088	18 039 03 029	Estate of Runell Bioust
4998 Rockbridge Road Stone Mountain, Georgia 30088	18 039 03 112	Estate of Runell Bioust
5046 Rockbridge Road Stone Mountain, Georgia 30088	18 039 03 110	Paul J. Bioust





**Lowery**  
& Associates  
AND SURVEYING, LLC

DATE: MAY 7, 2021  
JOB #: 210507  
SCALE #: 100  
MEET #: 2021-2

#### SITE NOTES:

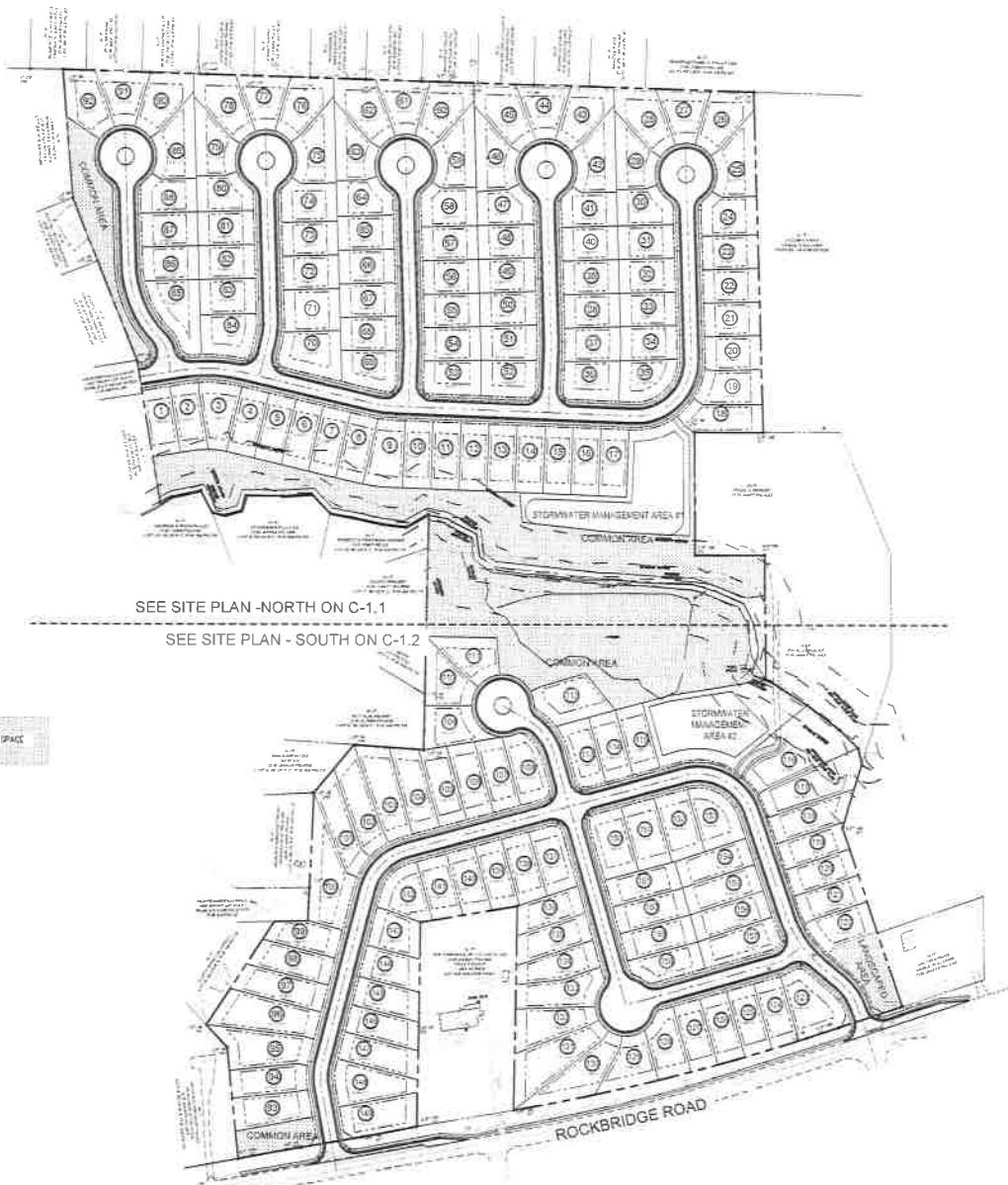
1. THE SITE CONTAINS: 1,730,520 SQ FT = 39.726 ACRES  
TOTAL DISTURBED ACREAGE 102 ACRES
2. SITE ADDRESS: 4962, 4984, 4994, 4998 AND 5046, ROCKBRIDGE ROAD, STONE MOUNTAIN, DEKALB COUNTY, GA 30088
3. EXISTING ZONING: P-100  
PROPOSED ZONING: RSM
4. SURVEY INFORMATION: TAKEN FROM SURVEYS PERFORMED BY LONBERG & ASSOCIATES LAND SURVEYING, LLC DATED 6-7-2001. THE SURVEY MAINLY INCLUDED THE BOUNDARY LINES AND SITE STRUCTURES. SITE TOPOGRAPHIC INFORMATION, STREAM LOCATIONS AND OTHER SITE FEATURES ARE CURRENTLY BEING COLLECTED AND WILL BE ADDED TO THE SURVEY.
5. PART OF THIS SITE IS LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 1308050087 DATED MAY 16, 2013 FOR DEKALB COUNTY, GEORGIA.
6. THERE ARE EXISTING EASEMENTS, STATE WATER BUFFERS, STREAM BUFFERS OR FLOODPLAIN BUFFER THAT APPLY TO THIS PROPERTY.
7. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES, ARCHITECTURAL OR ARCHAEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS.

#### ZONING CONFORMANCE:

SITE ZONING: RSM  
MINIMUM LOT SIZE: 5,000 SF  
LOT WIDTH: 50 FEET

#### BUILDING SETBACKS

FRONT SETBACK: 20 FEET  
SIDE SETBACK: 5 FEET MIN.  
REAR SETBACK: 20 FEET



S.F.H. LOTS - RSM  
NORTH: 92 LOTS  
SOUTH: 69 LOTS  
TOTAL: 161 LOTS

#### OPEN SPACE CALCULATIONS:

1. TOTAL SITE AREA: 1,730,520 SQ FT = 39.726 ACRES
2. OPEN SPACE SHOWN ON THE PLAN = 212,867 SQFT = 4.887 ACRES
3. PERCENT OPEN SPACE AREA =  $(4.887/39.726) \times 100 = 12.30\%$

#### DENSITY CALCULATION:

1. TOTAL SITE AREA: 1,730,520 SQ FT = 39.726 ACRES
2. NUMBER OF PROPOSED LOTS = NET
3. SITE DENSITY =  $(161/39.726) = 4.05$  LOTS PER ACRE

Prepared By:  
CRESCENT VIEW  
ENGINEERING, LLC  
111 Fairview Street  
Suite 100  
Decatur, GA 30030  
(404) 363-1010

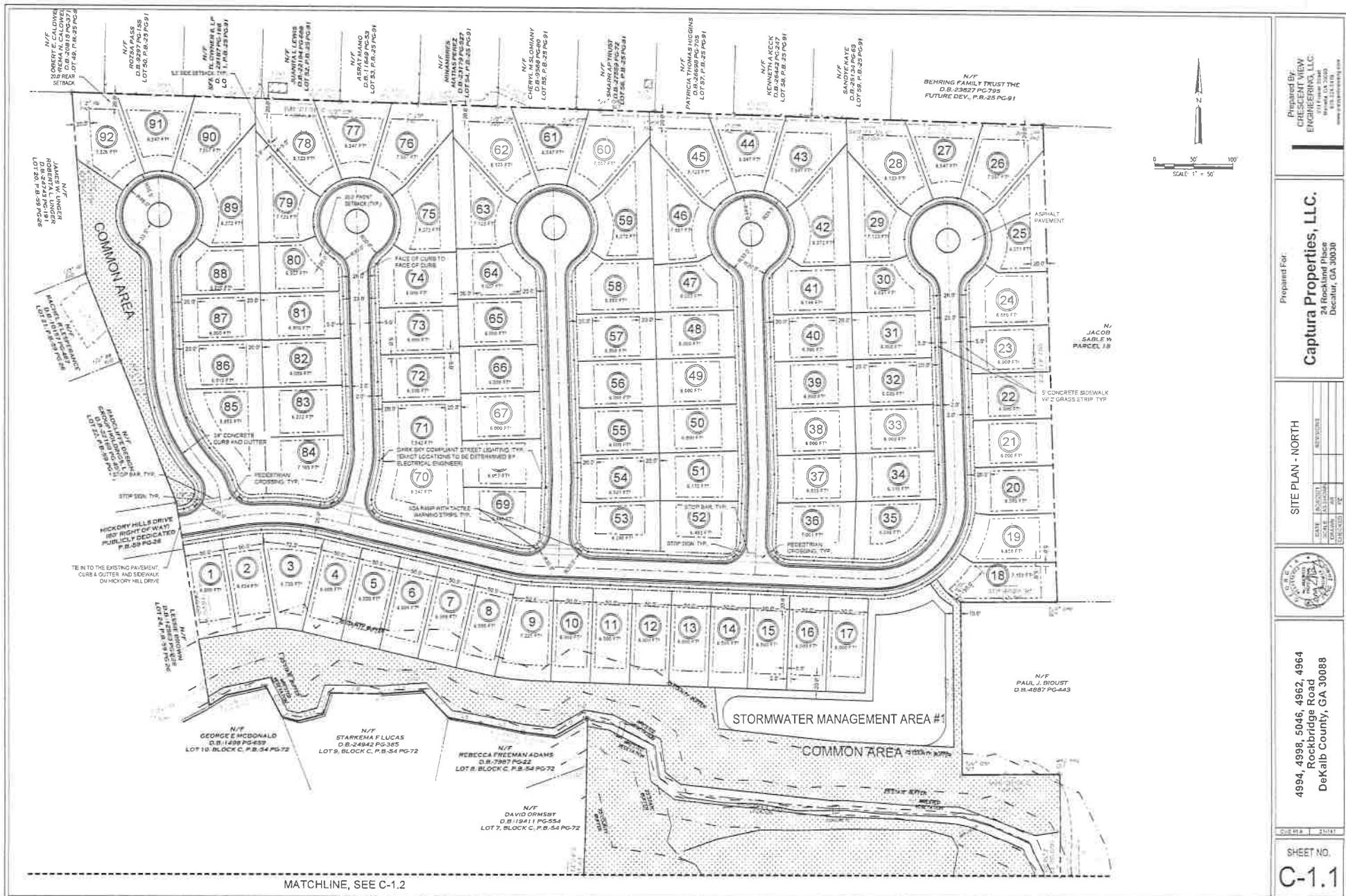
**Captura Properties, LLC.**  
24 Rockbridge Place  
Decatur, GA 30080

OVERALL SITE PLAN



4994, 4998, 5046, 4962, 4964  
Rockbridge Road  
DeKalb County, GA 30088

DATE: 1/20/14  
SHEET NO.  
**C-1**



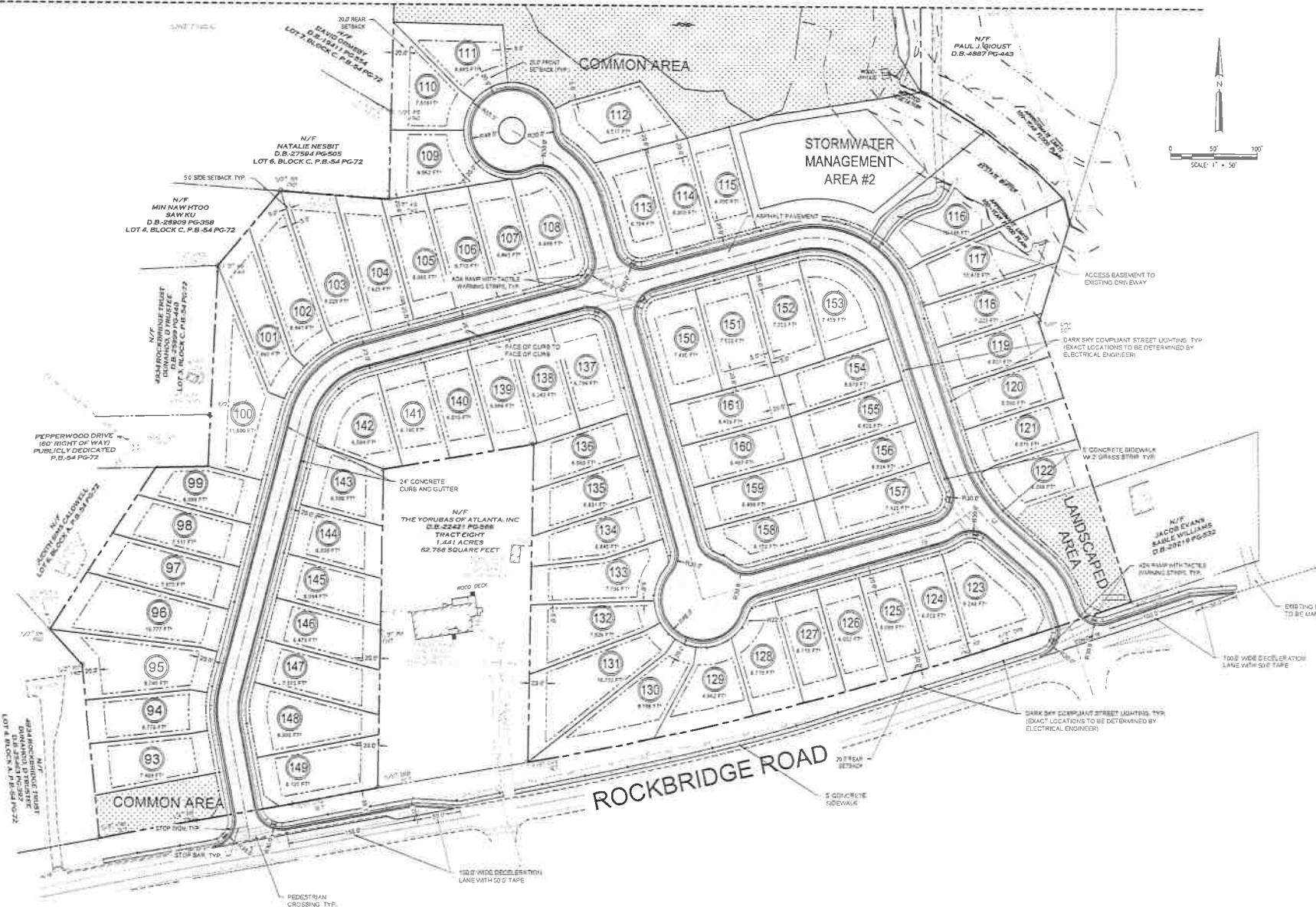
Prepared For: **Captura Properties, LLC.**

SITE PLAN - NORTH

4994, 4995  
Rock  
D. K. H.

SHEET NO.  
**C-1.1**

MATCHLINE, SEE C-1.



Captura Properties, LLC.

Prepared By  
CRESCENT VIEW  
ENGINEERING, LLC:  
3111 Peachtree Street  
Nw  
Atlanta, GA 30326  
(404) 548-5410

1846

SITE PLAN - SOUTH

4994, 4998, 5046, 4962, 49  
Rockbridge Road  
DeKalb County, GA 3008

SHEET NO. 1

C-1.2

BEGINNING at a point marked by an iron pin on the northwest side of Rockbridge Road, with a present right-of-way width of 100 feet, 504 feet northeasterly and along the northwest side of said Rockbridge Road from the east right-of-way line of Hickory Hills Drive, with a present right-of-way width of 60 feet, and running thence North 78 degrees 43 minutes east and along the northwest side of Rockbridge Road a distance of 175 feet to a point marked by an iron pin; thence North 00 degrees, 31 minutes West 365.1 feet to a point marked by an iron pin; thence South 78 degrees 43 minutes West 175 feet to a point marked by an iron pin; and thence South 00 degrees 31 minutes East 365.1 feet to a point marked by an iron pin on the northwest side of Rockbridge Road and the point of beginning.

This being the same property conveyed to Alfred F. Bioust by deed recorded in Deed Book 4127, page 435, DeKalb County, Georgia Records.

DeKalb County, Georgia

Real Estate Transfer Tax

Paid \$ None

CLERK SUPERIOR COURT

By William S. Hamilton  
Deputy Clerk

EXHIBIT "A"

**ALL THAT TRACT OR PARCEL OF LAND** lying in and being located in Land Lot 39, District 18, Dekalb County, Georgia, and being more particularly described as follows:

Commencing at the intersection of the West right of way line of Sheppard Road (having a publicly dedicated 70 right of way) and the North right of way line of Rockbridge Road (having a publicly dedicated variable width right of way); thence leaving said West right of way line of Sheppard Road and along said North right of way line of Rockbridge Road 543.73 feet west to a 5/8 inch capped rebar set, said rebar being the TRUE POINT OF BEGINNING.

Thence continuing along said North right of way line of Rockbridge Road South 71 degrees 39 minutes 11 seconds West a distance of 120.00 feet to a 5/8 inch capped rebar set; thence leaving said North right of way line of Rockbridge Road North 18 degrees 20 minutes 49 seconds West a distance of 138.19 feet to a 5/8 inch capped rebar set; thence North 18 degrees 20 minutes 49 seconds West a distance of 262.82 feet to a 5/8 inch capped rebar set; thence North 00 degrees 38 minutes 12 seconds West a distance of 244.13 feet to a point in the centerline of a creek; thence continuing along the centerline of said creek the following courses and distances; South 67 degrees 57 minutes 36 seconds East a distance of 8.18 feet to a point; South 58 degrees 01 minutes 20 seconds East a distance of 21.65 feet to a point; South 57 degrees 20 minutes 02 seconds East a distance of 56.62 feet to a point; South 52 degrees 32 minutes 11 seconds East a distance of 72.64 feet to a point; South 45 degrees 32 minutes 43 seconds East a distance of 46.49 feet to a point; South 12 degrees 50 minutes 07 seconds East a distance of 30.47 feet to a point; thence leaving said centerline of creek South 17 degrees 08 minutes 29 seconds West a distance of 118.63 feet to a 5/8 inch capped rebar set; thence South 18 degrees 18 minutes 42 seconds East a distance of 339.25 feet to a 5/8 inch capped rebar set, said rebar being the TRUE POINT OF BEGINNING.

**ALL THAT TRACT or parcel of land lying and being in Land Lot 39, of the 18th District, DeKalb County, Georgia, being 3 separate lots lying along Rockbridge Road being described on that certain Survey for Jessica Perdue dated January 8, 2020 and recorded in Plat Book 281, page 118, DeKalb County, Georgia records, which plat is made a part hereof and incorporated herein by reference, and said lots being known as Parcel No. 18 039 03 041 known as 4946 Rockbridge Road and Parcel No. 18 039 03 040 known as 4960 Rockbridge Road and Parcel No. 18 039 03 039 known as 4972 Rockbridge Road, according to the current system of numbering in DeKalb County. Said Lots also showing as Excluded in Block A on that certain Plat for Hickory Hills Estates recorded in Plat Book 54, Page 72, DeKalb County, Georgia Records.**

ALL THAT TRACT or parcel of land lying and being in Land Lot 39, of the 18th District, DeKalb County, Georgia, being 3 separate lots lying along Rockbridge Road being described on that certain Survey for Jessica Perdue dated January 8, 2020 and recorded in Plat Book 281, page 118, DeKalb County, Georgia records, which plat is made a part hereof and incorporated herein by reference, and said lots being known as Parcel No. 18 039 03 041 known as 4946 Rockbridge Road and Parcel No. 18 039 03 040 known as 4960 Rockbridge Road and Parcel No. 18 039 03 039 known as 4972 Rockbridge Road, according to the current system of numbering in DeKalb County. Said Lots also showing as Excluded in Block A on that certain Plat for Hickory Hills Estates recorded in Plat Book 54, Page 72, DeKalb County, Georgia Records.

## EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND lying and being in  
Land Lot 39 of the 18th District of Dekalb County, Georgia,  
and being more particularly described as follows:

TO ARRIVE AT THE TRUE POINT OF BEGINNING, begin at the corner formed by the intersection of the northwesterly side of Rockbridge Road (80 foot Right-of-Way) and the westerly side of Sheppard Road (70 foot Right-of-Way); thence southwesterly along the northwesterly side of Rockbridge Road 663.73 feet to an iron pin; thence north 18 degrees 00 minutes 47 seconds west 138.19 feet to the TRUE POINT OF BEGINNING and from said TRUE POINT OF BEGINNING, run thence north 18 degrees 00 minutes 47 seconds west 262.82 feet to an iron pin; thence north 00 degrees 18 minutes 10 seconds west 688.45 feet; thence south 90 degrees 00 minutes 00 seconds east 137.10 feet to a point in lake; thence south 22 degrees 14 minutes 56 seconds east 237.70 feet to a point in lake; thence south 00 degrees 02 minutes 09 seconds east 203.86 feet to a point in lake; thence south 17 degrees 28 minutes 59 seconds west 300.0 feet to an iron pin; thence south 17 degrees 58 minutes 12 seconds east 199.40 feet to an iron pin; thence south 71 degrees 11 minutes 50 seconds west 120.11 feet to the TRUE POINT OF BEGINNING, being Lot 6 as shown on plat of survey of the property of Paul J. Bioust and Alfred F. Bioust III, made by Richard T. Conner, July 2, 1983 and revised December, 1983, and containing 3.7536 Acres.

EXHIBIT A

600-4887 PAGE 442

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 125 of the 18th District of DeKalb County, Georgia, being more particularly described as follows:

BEGINNING at a 1" open top pipe found on the northerly right-of-way line of Central Drive (a 40-foot right-of-way) 463.0 feet westerly as measured along the northerly right-of-way line of Central Drive, if extended, from its intersection with the center line of Forest Avenue (also known as Forrest Avenue); running thence along the northerly right-of-way line of Central Drive north 89 degrees 40 minutes 35 seconds west 113.8 feet to a 1" open top pipe found; running thence north 09 degrees 15 minutes 00 seconds west 246.8 feet to a 1" crimp top pipe found; running thence south 58 degrees 24 minutes 00 seconds east 221.0 feet to a point; running thence south 26 degrees 53 minutes 00 seconds west 68.0 feet to a 1" open top pipe found; running thence south 03 degrees 23 minutes 00 seconds west 67.9 feet to the POINT OF BEGINNING; and being improved property known as 5204 Central Drive, according to the present system of numbering property in the City of Stone Mountain, DeKalb County, Georgia. The above-described property is more particularly shown and delineated on survey by The Carter Group, Inc., bearing the seal of James H. Carter, G.R.L.S. #1999, dated May 4, 1994.

BOOK 8202 PAGE 185

Exhibit "A"

**Parcel 1:** All that tract or parcel of land lying and being in Land Lot 39 of the 18<sup>th</sup> District of DeKalb County, Georgia and being 2.5 acres, more or less, as more particularly shown on the map attached hereto as Exhibit A-1 and incorporated herein by this reference and being further identified as Map Parcel Number 18-39-3-38, 4962 Rockbridge Road, according to the tax records of the DeKalb County Tax Commissioner.

And

**Parcel 2:** All that tract or parcel of land lying and being in Land Lot 39 of the 18<sup>th</sup> District of DeKalb County, Georgia and being 10.1 acres, more or less, as more particularly shown on the map attached hereto as Exhibit A-1 and incorporated herein by this reference and being further identified as Map Parcel Number 18-39-3-27, 4964 Rockbridge Road, according to the tax records of the DeKalb County Tax Commissioner.

And

**Parcel 3:** All that tract or parcel land lying and being in Land Lot 39 of the 18<sup>th</sup> District of DeKalb County, Georgia together with all improvements thereon, as more particularly shown on the map attached hereto as Exhibit A-1 and incorporated herein by this reference and being further identified as Map Parcel Number 18-39-3-28, 4934 Rockbridge Road, according to the tax records of the DeKalb County Tax Commissioner.

And

**Parcel 4:** All that tract or parcel of land lying and being in the City of Stone Mountain in Land Lot 89 of the 18<sup>th</sup> District of DeKalb County, Georgia being identified as Map Parcel Numbers 18-89-17-12 and 18-89-17-13 according to the tax records of the DeKalb County Tax Commissioner and described as follows:

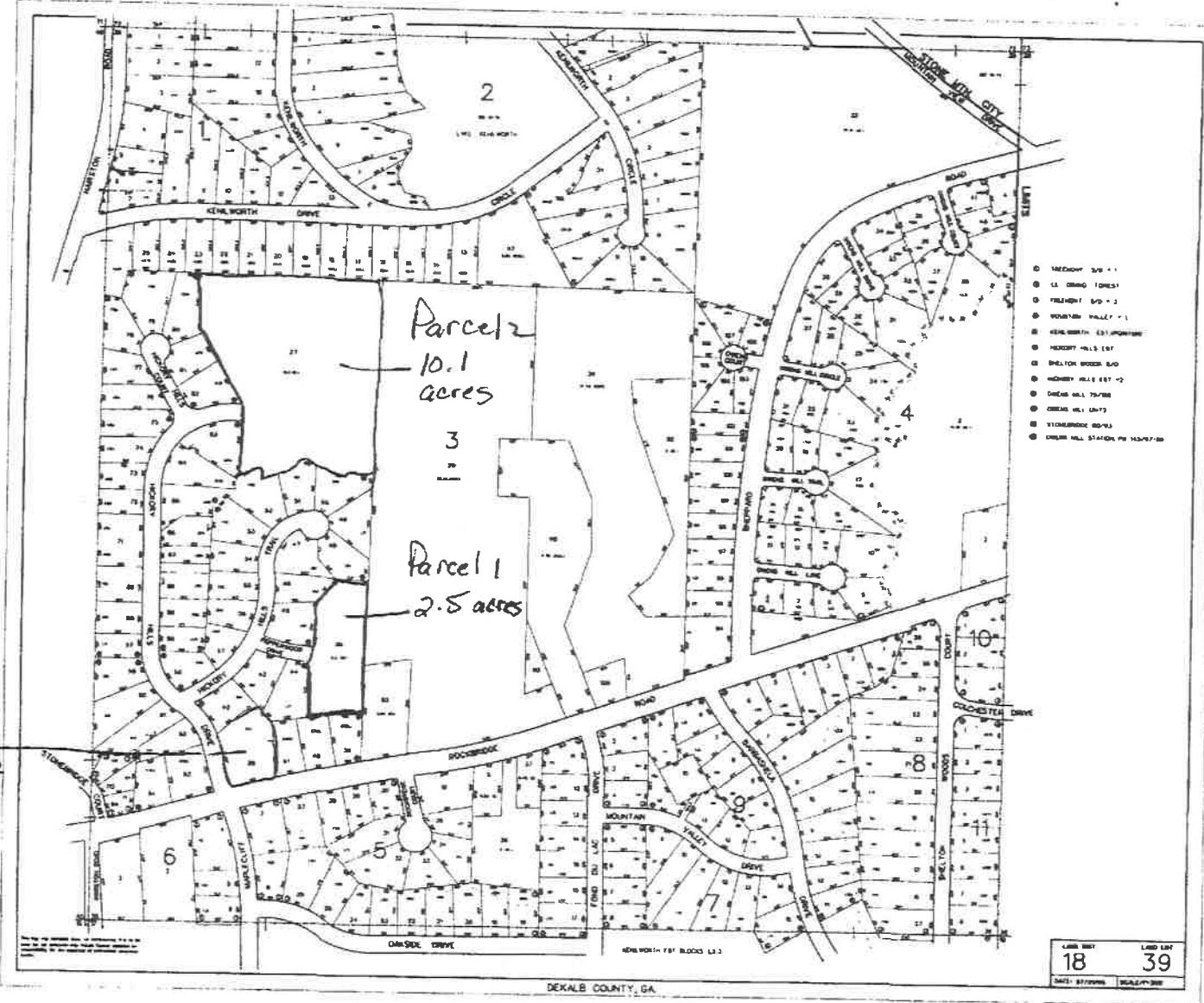
ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 89 of the 18th District, City of Stone Mountain, DeKalb County, Georgia, being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at an iron pin at the point of intersection of the easterly right of way line of Fourth Street (40 foot right of way), and the northerly right of way line of Venable Street (30 foot right of way); thence along the easterly right of way line of Fourth Street North 09 degrees 04 minutes 56 seconds West a distance of 504.00 feet to an iron pin and THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS ESTABLISHED, thence continue along said easterly right of way line of Fourth Street North 07 degrees 46 minutes 03 seconds West a distance of 365.77 feet to a concrete monument; thence leaving said easterly right of way line of Fourth Street and proceed North 80 degrees 58 minutes 29 seconds East a distance of 327.09 feet to a concrete monument; thence South 09 degrees 25 minutes 42 seconds East a distance of 375.71 feet to a concrete monument; thence South 82 degrees 40 minutes 24 seconds West a distance of 337.91 feet to an iron pin on the easterly right of way line of Fourth Street and THE POINT OF BEGINNING: said property being shown as a 2.829 Acres (123,241 square feet), tract of land on a survey for AirTouch Cellular of Georgia prepared by Registered Land Surveyors, Inc., certified by Claude S. Brown, Georgia Registered Land Surveyor No. 2420, dated July 17, 1995, which certain survey is incorporated herein by this reference and made a part hereof.

Parcel 3  
4934  
Rockbridge  
Road

A-3



BEGINNING at a point marked by an iron pin on the northwest side of Rockbridge Road, with a present right-of-way width of 100 feet, 504 feet northeasterly and along the northwest side of said Rockbridge Road from the east right-of-way line of Hickory Hills Drive, with a present right-of-way width of 60 feet, and running thence North 78 degrees 43 minutes east and along the northwest side of Rockbridge Road a distance of 175 feet to a point marked by an iron pin; thence North 00 degrees, 31 minutes West 365.1 feet to a point marked by an iron pin; thence South 78 degrees 43 minutes West 175 feet to a point marked by an iron pin; and thence South 00 degrees 31 minutes East 365.1 feet to a point marked by an iron pin on the northwest side of Rockbridge Road and the point of beginning, and as shown and delineated on that plat of survey by L. Mercer Brown, registered property surveyor, for ALFRED F. BIOUST dated August 22, 1979, and which is attached hereto, marked Exhibit "A", incorporated herein by reference and made a part of this description.

This being a portion of the property conveyed to Runell S. Bioust, S/P/A Runnell Broust, by deed recorded in Deed Book 564, page 455, and Deed Book 757, page 476, DeKalb County, Georgia Records.

# ROCKBRIDGE HOMES



N  
SCALE: 1" = 100'  
0 100' 200'



FIRST FLOOR PLAN 1320 HEATED SF

1/8" = 1'-0"





FIRST FLOOR PLAN 1240 HEATED SF

1/8" = 1'-0"



SECOND FLOOR PLAN 1235 HEATED SF

1/8" = 1'-0"

UNIT B- INTERIOR - 6000 SF LOT  
3 BED/3 BATH/2 CAR GARAGE  
2475 TOTAL HEATED SF  
SITE ZONING: RSM  
30% LOT COVERAGE  
20' FRONT SETBACK  
20' REAR SETBACK  
5' MIN. SIDE SETBACK



FRONT ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"



4994, 4998, 5046, 4962, 4964  
Rockbridge Road  
DeKalb County, GA 30088

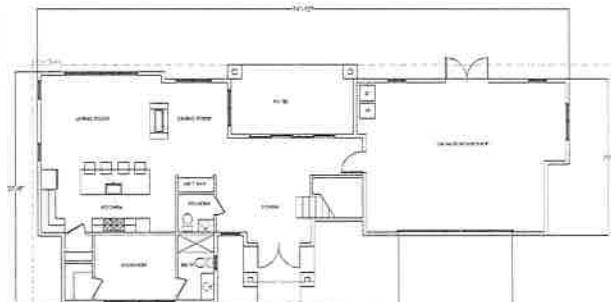
A2

Prepared By:  
LUIS MATAJON, AIA

Prepared For:  
Captura Properties, LLC.

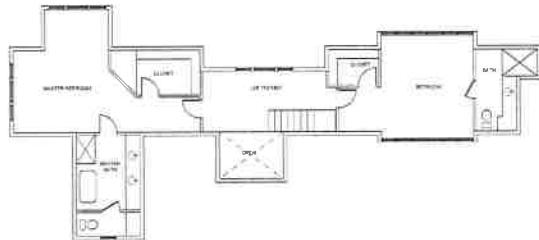
24 Rockland Place  
Decatur, GA 30030





FIRST FLOOR PLAN 1021 HEATED SF

1/8" = 1'-0"



SECOND FLOOR PLAN 1050 HEATED SF

1/8" = 1'-0"

UNIT C-CORNER CUL-DE-SAC- 8372 SF LOT  
3 BED/ 3.5 BATH/ 2 CAR GARAGE  
2071 TOTAL HEATED SF  
SITE ZONING: RSM  
25% LOT COVERAGE  
20' FRONT SETBACK  
20' REAR SETBACK  
5' MIN. SIDE SETBACK



FRONT ELEVATION

1/8" = 1'-0"



REAR ELEVATION

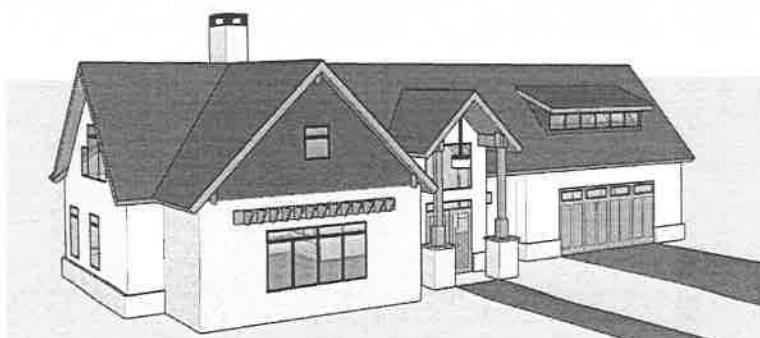
1/8" = 1'-0"

Prepared By:  
LUIS MATAJON, AIA

Captura Properties, LLC.  
24 Rockland Place  
Decatur, GA 30030



4994, 4998, 5046, 4982, 4964  
Rockbridge Road  
DeKalb County, GA 30088



A3









