

Agenda Item

File ID: 2021-2110

Substitute

8/24/2021

Public Hearing: YES NO

Department: Planning and Sustainability

SUBJECT:

Commission District(s): 4 & 6

To rezone properties from R-75 (Residential Medium Lot-75) to MR-2 (Medium Density Residential-2) District to allow for the construction of single-family attached townhomes.

Petition No.: Z-21-1243934 (2021-2110)

Proposed Use: 50 Single-family, attached dwelling units

Location: 3605, 3611, 3599, 3593, & 3581 Rockbridge Road

Parcel No.: 18 011 06 001, 18 011 06 004, 18 011 06 005, 18 011 06 006, & 18 011 06 007

Information Contact: John Reid, Senior Planner

Phone Number: 404-371-2155

PURPOSE:

Application of Kyle Williams & Williams Teusink, LLC to rezone properties from R-75 (Residential-Medium Lot-75) District to MR-2 (Medium-Density Residential-2) District to allow for the construction of single-family attached townhomes. The property is located on the south side of Rockbridge Road and the east side of Interstate 285, at 3605, 3611, 3599, 3593, & 3581 Rockbridge Road, Stone Mountain, Georgia.

RECOMMENDATION:

COMMUNITY COUNCIL: Feb. 2021 - Full Cycle Deferral; April 2021 – Full Cycle Deferral; June 2021- Full Cycle Deferral

PLANNING COMMISSION: March 2, 2021 – Denial; May 6, 2021 – Full Cycle Deferral; July 8, 2021 Full Cycle Deferral

STAFF RECOMMENDATION: Approval with conditions

PLANNING STAFF ANALYSIS: There is a companion land use amendment request (See Case LP-21-1243933). Since the May 27th Board of Commissioners meeting, the applicant has amended the companion LP case from Suburban (SUB) to Regional Center (RC) [previously the applicant was requesting Neighborhood Center (NC)]. The request to amend to RC is consistent with the intent of the *Memorial Drive Revitalization Corridor Study Small Area Plan* (adopted in September 2020). That Plan recommends a Regional Center (RC) Character Area for the subject properties; to incorporate them into the larger Kensington RC character area. The nodal character area concept also includes a tiered intensity ring component. The tiered ring concept provides a step down in intensity and building height from the central core around the Kensington MARTA station on the other side of Interstate 285 (where high-density mixed-use development is desired) to its perimeter. Outside of the core is an inner ring then an outer ring (see attached RC Character Area ring illustration). The subject properties are located in the outer ring. The RC outer ring calls for residential densities up to 24 units per acre, maximum building heights of three stories, and buffers to provide appropriate transitions to the single-family residential areas further east on Rockbridge Road.

Since the July 29th Board of Commissioners meeting, the applicant has revised the site plan to decrease the number of

townhomes from 53 units to 50 units at an overall density of 10.26 units per acre and has provided a 50-foot-wide undisturbed buffer along the eastern property line. The buffer shall preserve existing trees and be supplemented with new trees to form an effective visual screen. Based on the submitted revised concept plan, it appears that the proposed rezoning request is consistent with the RC outer ring character area to provide a maximum building height of three stories, a maximum density of no more than 24 units per acre (10.26 units per acre proposed), and buffers to provide an appropriate transition to the single-family residential areas further east on Rockbridge Road. Therefore, the Planning & Sustainability Department recommends that the request be approved with Staff's recommended conditions.

PLANNING COMMISSION VOTE: Full cycle deferral 5-1-0. LaSonya Osler moved, Vivian Moore seconded for a FCD, per Staff recommendation. Tess Snipes opposed; April Atkins was not present at the time of this vote. Passed 5-0-0.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Full cycle deferral 13-0-0. Community Council 4 recommended Full Cycle Deferral at request of applicant to allow sufficient time to revise site plan taking into account comments from the public and community council from the last round of meetings.

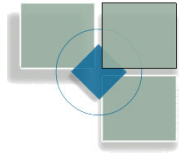


DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500

Decatur, GA 30030

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



Michael Thurmond
Chief Executive Officer

Planning Commission Hearing Date:

Board of Commissioners Hearing Date: August 24, 2021

STAFF ANALYSIS

SUBSTITUTE

| | | | |
|-----------------------------------|---|------------------------------------|--|
| Case No.: | Z-21-1243934 | Agenda #: | |
| Location/ Address: | The south side of Rockbridge Road and the east side of Interstate 285 at 3605, 3611, 3599, 3593, & 3581 Rockbridge Road in Stone Mountain, Georgia. | Commission District: 4 | Super District: 6 |
| Parcel ID: | 18 011 06 001, 18 011 06 004, 18 011 06 005, 18 011 06 006, 18 011 06 007 | | |
| Request: | To rezone properties from R-75 (Residential Medium Lot-75) to MR-2 (Medium Density Residential-2) District to allow for the construction of single-family attached townhomes. | | |
| Property Owner: | The Williams Boggs Corbin Trust, Thomas and Margaret Corbin, Ahmad Ferida | | |
| Applicant/Agent: | Kyle Williams | | |
| Acreage: | 4.87 | | |
| Existing Land Use: | Vacant Land and Single-Family homes | | |
| Surrounding Properties: | Single-family homes to the north, east, south, and west. | | |
| Adjacent Zoning: | North: R-75 & MR-2 South: C-1 East: R-75 West: Interstate 285 | | |
| Comprehensive Plan: | Proposed Regional Center | Consistent | <input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> |
| Proposed Density: | 10.26 units per acre | Existing Density: | NA |
| Proposed Units/Square Ft.: | 50 single-family attached townhome units. | Existing Units/Square Feet: | Vacant land and two single-family homes |
| Proposed Lot Coverage: | 32% | Existing Lot Coverage: | NA |

Staff Recommendation (Revised 8/10/21): APPROVAL WITH CONDITIONS

There is a companion land use amendment request (See Case LP-21-1243933). Since the May 27th Board of Commissioners meeting, the applicant has amended the companion LP case from Suburban (SUB) to Regional Center (RC) [previously the applicant was requesting Neighborhood Center (NC)]. The request to amend to RC is consistent with the intent of the *Memorial Drive Revitalization Corridor Study Small Area Plan* (adopted in September 2020). That Plan recommends a Regional Center (RC) Character Area for the subject properties; to incorporate them into the larger Kensington RC character area. The nodal character area concept also includes a tiered intensity ring component. The tiered ring concept provides a step down in intensity and building height from the central core around the Kensington MARTA station on the other side of Interstate 285 (where high-density mixed-use development is desired) to its perimeter. Outside of the core is an inner ring then an outer ring (see attached RC Character Area ring illustration). The subject properties are located in the outer ring. The RC outer ring calls for residential densities up to 24 units per acre, maximum building heights of three stories, and buffers to provide appropriate transitions to the single-family residential areas further east on Rockbridge Road.

Since the July 29th Board of Commissioners meeting, the applicant has revised the site plan to decrease the number of townhomes from 53 units to 50 units at an overall density of 10.26 units per acre and has provided a 50-foot-wide undisturbed buffer along the eastern property line. The buffer shall preserve existing trees and be supplemented with new trees to form an effective visual screen. Based on the submitted revised concept plan, it appears that the proposed rezoning request is consistent with the RC outer ring character area to provide a maximum building heights of three stories, a maximum density of no more than 24 units per acre (10.26 units per acre proposed), and buffers to provide an appropriate transition to the single-family residential areas further east on Rockbridge Road. Therefore, the Planning & Sustainability Department recommends that the request be approved with the recommended conditions below.

1. The property shall be developed in general conformity with the *Rezoning Exhibit (Sheet No. E-1) Revised for Zoning Board Comments* with a date of July 30, 2021 and submitted to the Planning and Sustainability Department on August 5, 2021 (hereby referred to as the "Site Plan"). The Site Plan is conceptual and layout and building design shall be subject to approval of the Director of Planning and Sustainability Department. To the extent that there is any conflict between the site plan and the other approved conditions set forth below, the written condition shall control.
2. The property shall be developed with no more than fifty (50) single-family attached townhomes. A maximum of 34 lots shall be front loaded. All lots abutting Rockbridge Road shall be rear loaded. Maximum building height shall not exceed three stories.
3. The property shall be developed with a minimum 50-foot-wide transitional buffer along the east property line abutting residential R-75 zoning. Healthy, existing trees within this buffer shall be preserved and the buffer must be supplemented with new trees to form an effective visual screen, as approved by the County Arborist prior to the issuance of any certificates of occupancy.
4. A minimum of 42% open space shall be provided. The project shall include outdoor community gathering areas such as playgrounds, picnic areas, a nature trail, and other community amenities consistent with the Site Plan. Prior to the issuance of any land disturbance permit, the Applicant must provide evidence of a legal mechanism under which all land to be held in common and used for greenspace purposes within the development and all landscaping and street trees along Rockbridge Road shall be protected in perpetuity. Existing trees located within designated open space areas that are not proposed for trails, buildings, structures, or parking lots or those likely to be impacted by necessary grading shall be preserved.

5. All building facades shall be developed in general conformity with the *Rockbridge Road Proposed Development*, Unit A – Parcels 1 thru 40 (Conceptual Elevation Plans); *Rockbridge Road Proposed Development*, Unit B – Parcels 41 thru 53 (Conceptual Elevation Plans); *Rockbridge Road Proposed Development*, Typ, Building Side Elevation (Conceptual Elevation Plans), and submitted to the Planning and Sustainability Department on July 6, 2021 (collectively, the “Building Elevations & Floorplans”). No vinyl or exposed concrete block is allowed on the building facades. The project shall include front porches, gables, rear stoops, balconies, and patios in general conformity with these building elevations & floorplans.
6. The single-family townhome buildings along Rockbridge Road shall include front porches and front doors facing Rockbridge Road. Front-loading garages shall not face or be accessible from Rockbridge Road.
7. Each townhome shall be developed with a one (1) car garage and one (1) driveway parking space.
8. All housing units built in the development shall be “solar ready” and have electric service panels with sufficient capacity to accommodate electric vehicle charging within the garages and solar roof panels. The builder shall offer a solar package to all prospective purchasers.
9. All dumpsters must be screened from view on all four (4) sides so as not to be visible from adjacent properties and the public street.
10. Internal sidewalks and nature trails shall be provided and be accessible from the entrances of each single-family attached townhome building to the sidewalk along the Rockbridge Road right-of-way and throughout the remainder of the project. Additionally, the developer, property owner, management company, and/or homeowners association shall perform the necessary studies, obtain the necessary permits, and set aside the necessary land area and funding to construct or contribute to the construction of an environmentally sensitive pedestrian access from the subject property, across the Indian Creek tributary, to the Gateway West focus area should it become a “major redevelopment” to include civic/cultural facilities, a regional entertainment destination, a retail/restaurant destination, and/or a mixed-use development. “Major redevelopment” shall be defined per Section 8.1.16 A of the *Zoning Ordinance (see attachment)*.
11. The number and location of the curb cut, vehicular ingress and egress, proposed deceleration lane, and any operation improvements shall be subject to approval by Georgia Department of Transportation (GDOT) and the DeKalb County Transportation Division of the Department of Public Works.
12. Coordinate and provide the required right of way for the GDOT Managed Lanes I-285 East Project prior to permitting. Rockbridge Road is classified as a minor arterial. Please note the infrastructure requirements in Article 5 of the *Zoning Code* and Chapter 14-190 of the *Land Development Code*.
13. Subject to the approval of the DeKalb County Department of Transportation, the Applicant shall construct a right-turn deceleration lane as shown on the concept plan dated July 30, 2021. Subject to DeKalb County Department of Transportation and the Transportation Division of Public Works, a crosswalk connecting the proposed townhome development to the dog park (Brookside Park) across Rockbridge Road shall be constructed prior to the issuance of any certificates of occupancy.
14. During construction, the Developer shall post a contact phone number for nearby residents to call and discuss development and construction issues. The developer shall use Best Management Practices (BMPs) for run-off and sedimentation control in compliance with Section 14.38 (Soil Erosion and Sediment Control) subject to approval

of the Land Development Division of the Planning and Sustainability Department.

15. The approval of this rezoning application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Historic Preservation Commission, the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity whose decision shall be independently based.

16. Blasting shall be permitted only with the written approval of the County under the requirements of Section 14-324.C of the *DeKalb County Code of Ordinances*. The developer shall notify residents on Rockbridge Road and property owners within a half mile. Notifications will be made by way of mailbox flyers, 24 hours in advance of any blasting.

ZONING HISTORY

The subject property has been zoned R-75 (Residential Medium Lot) since the initial adoption of the *DeKalb County Zoning Ordinance* in 1956.

PROJECT ANALYSIS

Since the July 29th Board of Commissioners meeting, the applicant has revised the site plan to decrease the number of townhomes from 53 units to 50 units at an overall density of 10.26 units per acre and has provided a 50 foot wide undisturbed buffer along the east property line which will preserve existing trees and be supplemented with new trees to form an effective visual screen. One curb cut into the project is proposed off of Rockbridge Road, with a 100-foot right turn deceleration lane . The proposed townhomes will be accessed via private drives.

The property currently has frontage along Rockbridge Road (a two-lane minor arterial road without sidewalks). The property slopes uphill from Rockbridge Road, and then drops moderately downward to the southern portion of the property containing a stream buffer and floodplain area. The property is surrounded by single-family homes to the north and east, a shopping center to the south, and Interstate 285 to the west.

Compatibility with MR-2 Zoning Requirements

| STANDARD | MR-2 REQUIREMENT | EXISTING/PROPOSED | COMPLIANCE |
|-------------------|--------------------------------|-------------------------------|--------------|
| MAX DENSITY | 12-24 units per acre (maximum) | 10.2 units per acre | Yes |
| LOT WIDTH | 20 feet (townhomes) | 20 feet (townhomes) | Yes |
| LOT AREA | 1000 s.f. (townhomes) | 1,000 s.f. (townhomes) | Yes |
| MAX. LOT COVERAGE | 85% (townhomes) | 60% (townhomes) | Yes |
| FRONT SETBACK | Min 10 ft from Rockbridge Rd | 10 ft | Yes |
| | Max. 20 ft from Rockbridge Rd | Information not provided | Undetermined |
| | 0 feet for all other streets. | 0 feet for all other streets. | Yes |
| REAR SETBACK | 15 ft. for townhome lots | 15 ft. for townhome lots | Yes |

| | | | |
|----------------------------|---|---|---------------------------------|
| SIDE SETBACK | 0 ft for townhomes | 0 ft for townhomes | Yes |
| MAX. BLDG. HEIGHT | 3 stories/45 feet (townhomes) | 3 stories/45 feet (townhomes) | Yes |
| BUILDING DESIGN | Buildings shall be no more than two hundred (200) feet in length Spacing of buildings shall be consistent with International Codes Council (ICC) | Max. building length is 200 feet. Note on plan indicates spacing of buildings shall be consistent with International Codes Council (ICC) | Yes Yes. |
| MIN OPEN SPACE | 15% <i>(Required since project proposes more than 36 units)</i> | 42.5% | Yes. |
| TRANSITIONAL BUFFER | A 50 ft. buffer is required along east property line abutting residential R-75 zoning. | 50 ft buffer provided along east property line. | Yes |
| PARKING | Min of 87 spaces One and a half (1.5) spaces per dwelling unit, plus one-quarter (0.25) space per dwelling unit to accommodate guest parking for townhomes Max of 162 spaces Three (3) spaces per dwelling unit, plus one-quarter (0.25) space per dwelling unit to accommodate guest parking. | 106 spaces 106 spaces | Yes. Yes |

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:

Based on the submitted information and plans, the proposed request to amend to RC is consistent with the intent of the *Memorial Drive Revitalization Corridor Study Small Area Plan* (adopted in September 2020). That Plan recommends a Regional Center (RC) character area for the subject properties; to incorporate them into the larger

Kensington RC character area. The nodal character area concept also includes a tiered intensity ring component. The tiered ring concept provides a step down in intensity and building height from the central core around the Kensington MARTA station on the other side of Interstate 285 (where high-density mixed-use development is desired) to its perimeter. Outside of the core is an inner ring then an outer ring (see attached RC Character Area ring illustration). The subject properties are located in the outer ring. The RC outer ring calls for residential densities up to 24 units per acre, maximum building heights of three stories, and buffers to provide appropriate transitions to the single-family residential areas further east on Rockbridge Road.

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

Based on the submitted concept plan, it appears that the proposed rezoning request is consistent with the RC outer ring character area to provide maximum building heights of three stories, maximum densities of 24 units per acre (10.26 units per acre proposed), and buffers to provide appropriate transitions to the single-family residential areas further east on Rockbridge Road.

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

It appears that the property may have a reasonable economic use as currently zoned R-75 which allows single-family, detached residential development.

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

See response to Criteria B above.

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 response to Criteria "A" above.

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 subject 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 could cause excessive use of utilities or schools. 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 is not expected to have unusual impacts on the natural environment. The proposed plan reduces potential adverse impacts on the environment and natural resources by preserving the lands along the stream buffer and adding a pocket park on the south end of the property.

Planning and Sustainability Department Recommendation (Revised 8/10/21): APPROVAL WITH CONDITIONS

Attachments:

1. Public Works Department Comments
 - a. Land Development Division
 - b. Traffic Engineering Division
2. Watershed Management Department Comments
3. Board of Health Comments
4. Board of Education Comments
5. Application
6. Site Plan
7. Zoning Map
8. Aerial Photograph
9. Photographs

RECOMMENDED CONDITIONS IF APPROVED

2021-2110

8/18/21

SUBSTITUTE

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3. The property shall be developed with a minimum 50-foot-wide transitional buffer along the east property line abutting residential R-75 zoning. Healthy, existing trees within this buffer shall be preserved and the buffer must be supplemented with new trees to form an effective visual screen, as approved by the County Arborist prior to the issuance of any certificates of occupancy.
4. A minimum of 42% open space shall be provided. The project shall include outdoor community gathering areas such as playgrounds, picnic areas, a nature trail, and other community amenities consistent with the Site Plan. Prior to the issuance of any land disturbance permit, the Applicant must provide evidence of a legal mechanism under which all land to be held in common and used for greenspace purposes within the development and all landscaping and street trees along Rockbridge Road shall be protected in perpetuity. Existing trees located within designated open space areas that are not proposed for trails, buildings, structures, or parking lots or those likely to be impacted by necessary grading shall be preserved.
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6. The single-family townhome buildings along Rockbridge Road shall include front porches and front doors facing Rockbridge Road. Front-loading garages shall not face or be accessible from Rockbridge Road.
7. Each townhome shall be developed with a one (1) car garage and one (1) driveway parking space.
8. All housing units built in the development shall be “solar ready” and have electric service panels with sufficient capacity to accommodate electric vehicle charging within the garages and solar roof panels. The builder shall offer a solar package to all prospective purchasers.
9. All dumpsters must be screened from view on all four (4) sides so as not to be visible from adjacent properties and the public street.
10. Internal sidewalks and nature trails shall be provided and be accessible from the entrances of each single-family attached townhome building to the sidewalk along the Rockbridge Road right-of-way and throughout the remainder of the project. Additionally, the developer, property owner, management company, and/or homeowners association shall perform the necessary studies, obtain the necessary permits, and set aside the necessary land area and funding to construct or contribute to the construction of an environmentally sensitive pedestrian access from the subject property, across the Indian Creek tributary, to the Gateway West focus area should it become a “major redevelopment” to include civic/cultural facilities, a regional entertainment destination, a retail/restaurant destination, and/or a mixed-use development. “Major redevelopment” shall be defined per Section 8.1.16 A of the *Zoning Ordinance (see attachment)*.
11. The number and location of the curb cut, vehicular ingress and egress, proposed deceleration lane, and any operation improvements shall be subject to approval by Georgia Department of Transportation (GDOT) and the DeKalb County Transportation Division of the Department of Public Works.
12. Coordinate and provide the required right of way for the GDOT Managed Lanes I-285 East Project prior to permitting. Rockbridge Road is classified as a minor arterial. Please note the infrastructure requirements in Article 5 of the *Zoning Code* and Chapter 14-190 of the *Land Development Code*.
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14. During construction, the Developer shall post a contact phone number for nearby residents to call and discuss development and construction issues. The developer shall use Best

Management Practices (BMPs) for run-off and sedimentation control in compliance with Section 14.38 (Soil Erosion and Sediment Control) subject to approval of the Land Development Division of the Planning and Sustainability Department.

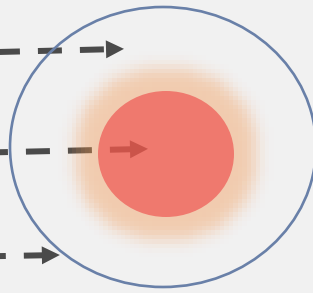
15. The approval of this rezoning application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Historic Preservation Commission, the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity whose decision shall be independently based.
16. Blasting shall be permitted only with the written approval of the County under the requirements of Section 14-324.C of the *DeKalb County Code of Ordinances*. The developer shall notify residents on Rockbridge Road and property owners within a half mile. Notifications will be made by way of mailbox flyers, 24 hours in advance of any blasting.

Preferred Intensity

Intermediate Ring -Up to 60-90 du/ac
Height 4-6 Stories

Core Density -Up to 120 du/ac
Min Height-10 Stories

Outer Ring-Up to 24-60 du/ac
Max Height-4



Rendering

Land Use Guideline & Primary Uses

Core Area: The most intense level of density and building heights occur here. 90-120 units per acre, Min Height 10 stories.

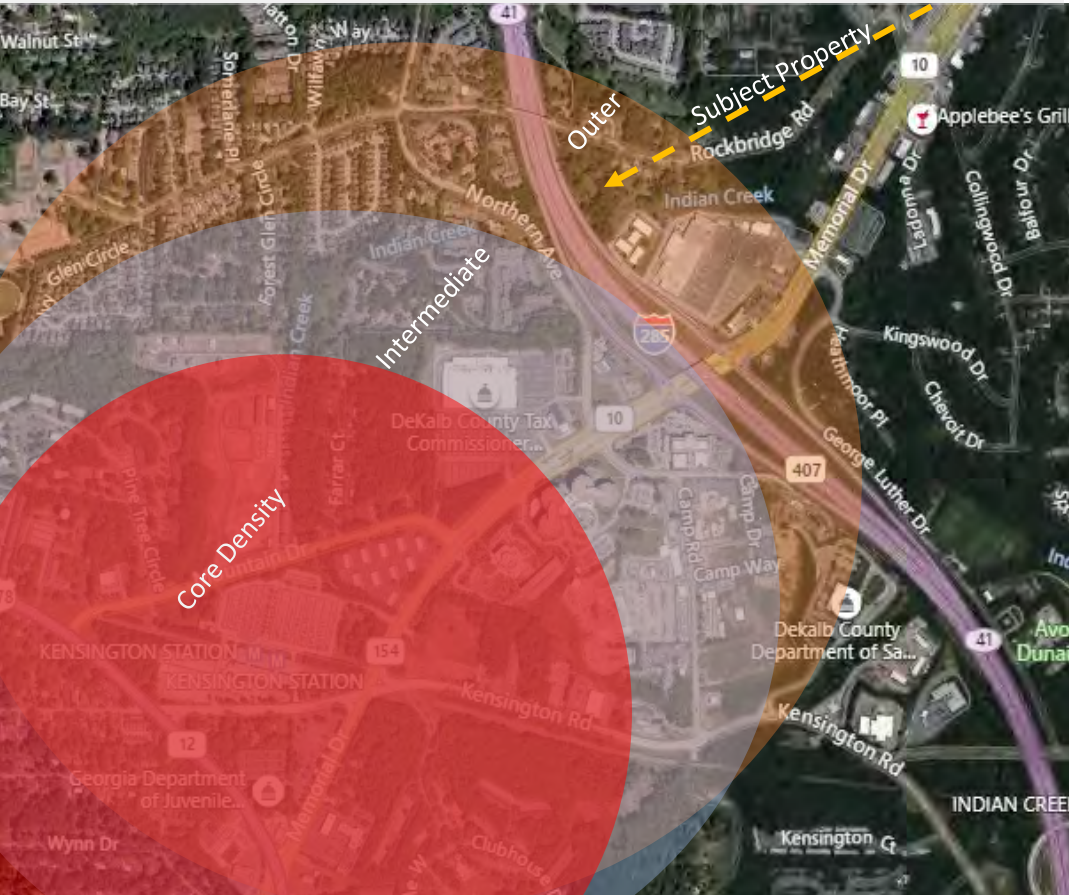
Primary Uses: Health Care Facilities • Retail and Commercial • Office • Institutional Uses • Public and Civic Facilities

Intermediate Area: This represents a transition of a lesser intense density than the core. Building heights are also lesser than the core. 60-90 units per acre, 4-8 stories.

Primary Uses: • Entertainment and Cultural Facilities • Park and Recreational Facilities • Townhomes • Condominiums • Apartments

Outer Ring: The purpose is to transition into single family residential, with enhanced buffers, low density, and lesser building heights than intermediate. 24-60 units per acre, 1-3 stories

Primary Uses: Townhomes • Condominiums • Apartments





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.



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE M ALEXANDER mmalexander@dekalbcountyga.gov OR JOHN REID JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER

Case No.: LP-21-1243933

Parcel I.D. #: 18-011-06-001, 18-011-06-004, 18-011-06-005, 18-011-06-006, 18-011-06-007

Address: 3581 Rockbridge Road
Stone Mountain, Georgia

WATER:

Size of existing water main: 8" CI Water Main (~~adequate~~/inadequate) *S.D.*

Distance from property to nearest main: Adjacent to Property

Size of line required, if inadequate: N/A

SEWER:

Outfall Servicing Project: Indian Creek Basin

Is sewer adjacent to property: Yes (X) No () If no, distance to nearest line: _____

Water Treatment Facility: Snapfinger WTF () adequate () inadequate

Sewage Capacity; * (MGPD)

Current Flow: 21.77 (MGPD)

COMMENTS:

* Please note that the sewer capacity has not been reviewed or approved for this project. A Sewer Capacity Request (SCR) must be completed and submitted for review. This can be a lengthy process and should be addressed early in the process.

Capacity Restricted Area *S.D.*

Signature: *[Handwritten Signature]*



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 OR JOHN REID JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: 2-21-1243934 Parcel I.D. #: 18-011-06-001

Address: 3581
Rockbridge Rd
St. Mountain, Ga 30083

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) 6/7TH 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:

REVIEWED AND FOUND NOTHING THAT WOULD CHANGE TRAFFIC FLOW.

Signature: [Signature]

N1. No Comment

N2 & N3. Coordinate and provide the required right of way for the GDOT Managed Lanes I-285 East Project prior to permitting. GDOT PM: Tim Matthews at TMatthews@dot.ga.gov. Rockbridge Road is classified as a minor arterial. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 40 from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 10- foot landscape strip, 6-foot sidewalk, bike lanes, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for 35 mph and presented (signed and sealed by a professional engineer)with the land development permit documents.

N4 & N5. Covington Hwy is a state route. Review and approval by GDOT District 7 (Justin Hatch at Juhatch@dot.ga.gov) required prior to issuance land development permit. Covington Hwy is classified as a major arterial. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 50 from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum (GDOT may have additional requirements): 10- foot landscape strip, 6-foot sidewalk, bike lanes or multiuse path, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents.

N6 & N7. Pine Mountain Road is classified as a local residential. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 6- foot landscape strip, 5-foot sidewalk, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents.

Please note that we received complaints about truck traffic on this street and it is posted no trucks. Consideration should be given to how to handle truck access and traffic. Limit all truck access to SR 124 Turner Hill Road. No truck access on Pine Mountain Rd.

N8. No Comment

N9. This development requires a traffic study (337 units) be presented to identify required improvements prior to zoning. I recommend deferral until a traffic study is submitted so that we can incorporate the result of the traffic study into the zoning conditions. Traffic study should address requirements for left turning lanes and right turn lane on North Druid Hills at the Mount Moriah Road and the need for a potential traffic signal. Please confirm the existing right of way on Mount Moriah Road. The county records show a 60 foot right of way and it appears that the development is encroaching on the right of way. The study should also address the lanes needed to accommodate the traffic exiting Mount Moriah Rd at the intersection. Direct pedestrian access is to be provided from the public sidewalks to the proposed development. North Druid Hills Road is classified as a major arterial. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 50 from centerline or such that all public infrastructure

(sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum: 10- foot landscape strip, 6-foot sidewalk, bike lanes or multiuse path, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents. Mount Moriah Road is classified as a local road. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum: 6- foot landscape strip, 5-foot sidewalk, streetlights. Mount Moriah Road must be brought up to minimum county standards to include at least 22 feet of pavement along entire property frontage. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents.

N10 & N11. Pine Mountain Road is classified as a local. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 6- foot landscape strip, 5-foot sidewalk, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer) with the land development permit documents.

N12. Requesting a traffic study be completed prior to zoning to determine the impacts of the development on the intersection of Rockbridge Road at Mountain Park Trail and the proposed driveway on Rockbridge Road. Only one access point of Mountain Park Trail. The access point on Mountain Park Trail must be shifted to the rear property line away from Rockbridge Road. Please note the minimum driveway/street separation required in Section 14-200 (6). Remove acceleration lane from Rockbridge Road frontage. Provide direct pedestrian access from public right of way to the proposed destinations. Rockbridge Road is classified as a minor arterial. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 40 from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 10- foot landscape strip, 6-foot sidewalk, bike lanes, streetlights. Mountain Park Trail is classified as a local. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 6- foot landscape strip, 5-foot sidewalk, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for 35 mph and presented (signed and sealed by a professional engineer)with the land development permit documents.

N13. Northern Ave is classified as a collector road. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 35 from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 10- foot landscape strip, 6-foot sidewalk, bike lanes or multiuse path, streetlights. . All access points must meet minimum intersection and stopping sight

distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents.

N14. No comment.

N15, N16 and N17. Panola Road is classified as a major arterial. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 50 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum: 10- foot landscape strip, 6-foot sidewalk, bike lanes or multiuse path, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents. Young Road is classified as a collector road. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 35 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 10- foot landscape strip, 6-foot sidewalk, bike lanes, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for 35 mph and presented (signed and sealed by a professional engineer)with the land development permit documents. Please note the minimum driveway/street separation required in Section 14-200 (6). Applies to driveways on the opposite side of the road also. Access point on Young Road needs to be relocated away from the traffic signal. The developer is required to upgrade the pedestrian features of the traffic signal at Panola Road at Young Road, as needed, as identified by the Transportation Division of Public Works. A pedestrian connection must be provided from the public sidewalk to the building entrances.

N18. Clairmont Road is a state route. Review and approval by GDOT District 7 required prior to issuance land development permit. Clairmont Road is classified as a major arterial. Only one access point allowed on Clairmont Road located away from the intersection with N Williamsburg Dr. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 50 from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum (GDOT may have additional requirements): 10- foot landscape strip, 6-foot sidewalk, bike lanes or multiuse path, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents. N. Williamsburg Drive is classified as a local road. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum: 6- foot landscape strip, 5-foot sidewalk, streetlights. Only one access point allowed on N Williamsburg Road located away from the intersection on Clairmont Road. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer) with the land development permit documents.

N19. No Comment

N20. Clifton Springs Road is classified as a minor arterial. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 40 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum: 10-foot landscape strip, 6-foot sidewalk, bike lanes or multiuse path, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer) with the land development permit documents. If interior roads are to public. They will need to meet the requirements for a local road. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 6-foot landscape strip, 5-foot sidewalk, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer) with the land development permit documents.



Board of Health

02/15/2021

To: 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. Recommendation: Provide trash can with liner at each bus stop with bench and monitor for proper removal of waste.

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

Board of Health

- N.1 **TA-21-1244539 2021-2108**
County-Wide (All District)
36
- N.2 **LP-21-1243933 2021-2109/18-011-06-001,18-011-06-004,18-011-06-005,18-011-06-006,18-011-06-007**
 District 04 Super District 06
 3581 Rockbridge Road, Stone Mountain, GA 30083
 3605 Rockbridge Road, Stone Mountain, GA 30083
 3611 Rockbridge Road, Stone Mountain, GA 30083
 3599 Rockbridge Road, Stone Mountain, GA 30083
 3593 Rockbridge Road, Stone Mountain, GA 30083
 3581 Rockbridge Road, Stone Mountain, GA 30083
 - **Please review general comments**
 - **Septic system installed on September 23, 1960 for property 3605**
 - **Septic system installed on September 23, 1960 for property 3611**
 Total acres 4.8
- N.3 **Z-21-1243934 2021-2110 / 18-011-06-001, 18-011-06-004,18-011-06-005,18-011-06-006,18-011-06-007**
 District 04 Super District 06
 3581 Rockbridge Road, Stone Mountain, GA 30083
 3605 Rockbridge Road, Stone Mountain, GA 30083
 3611 Rockbridge Road, Stone Mountain, GA 30083
 3599 Rockbridge Road, Stone Mountain, GA 30083
 3593 Rockbridge Road, Stone Mountain, GA 30083
 3581 Rockbridge Road, Stone Mountain, GA 30083
 - **Please review general comments**
 - **Septic system installed on September 23, 1960 for property 3605**
 - **Septic system installed on September 23, 1960 for property 3611**
 Total acres 4.8
- N.4 **LP-21-1244555 2021-2111 / 15-162-04-008** District 05 Super District 07
 5011 Covington Highway, Decatur, GA 30035
 - Please review general comments
 Total acres 0.61
- N.5 **Z-21-1244408 202102112 / 15-162-04-008** District 05 Super District 07
 5011 Covington Highway, Decatur, GA 30045
 - Please review general comments
 Total acres 0.61
- N.6 **LP-21-1244580 2021-2113 / 16-168-01-008** District 05 Super District 07
 2346 Pine Mountain Street, Lithonia, GA 30058
 - Please review general comments
 Total acres 1.2



Board of Health

- N.7 **Z-21-1244581 2021-2114 / 16-168-01-008** District 05 Super District 07
2346 Pine Mountain Street, Lithonia, GA 30058
- Please review general comments
Total acres 1.2
- N.8 **TA-21-1244599 2021-2115** District 02 Super District 06
North Druid Hills Briarcliff Node, Atlanta, GA 30329
- Please review general comments
Total acres (not stated)
- N.9 **Z-21-1244535 2021-2116 / 18-152-01-005, 18-152-01-006, 18-152-01-054**
District 02 Super District 06
2490 North Druid Hills Road, Atlanta, GA 30329
- Please review general comments
- Several surrounding properties with septic system installed
Total acres 5.6
- N.10 **LP-21-1244541 2021-2117 / 16-167-08-010** District 05 Super District 07
2328 Pine Mountain Street, Lithonia, GA 30058
- Please review general comments
- Several surrounding properties with septic system installed
Total acres 0.79
- N.11 **Z-21-1244542 2021-2118 / 16-167-08-010** District 05 Super District 07
2328 Pine Mountain Street, Lithonia, GA 30058
- Please review general comments
- Several surrounding properties with septic system installed
Total acres 0.79

**DeKalb County School District
Development Review Comments**

Analysis Date: 2/8/2020

Submitted to: DeKalb County

Case #: Z-21-1243934

Parcel #: 18-011-06-001/004/005/006/007

Name of Development: Rockbridge Road Townhomes
Location: 3605,3611,3599,3593, and 3581 Rockbridge Road

Description: Townhomes development with 52 units

Impact of Development: When fully constructed, this development would be expected to generate 13 students: 1 at Dunaire Elementary School, 2 at Freedom Middle School, 3 at Clarkston High School, 7 at other DCSD schools, and 0 at private school. Although enrollment at Clarkston HS is already over capacity, the development is expected to have minimal impact.

| Current Condition of Schools | Dunaire Elementary School | Freedom Middle School | Clarkston High School | Other DCSD Schools | Private Schools | Total |
|--------------------------------------|----------------------------------|------------------------------|------------------------------|---------------------------|------------------------|--------------|
| Capacity | 536 | 1,251 | 1,190 | | | |
| Portables | 2 | 0 | 16 | | | |
| Enrollment (Fcast. Oct. 2021) | 450 | 1,116 | 1,513 | | | |
| Seats Available | 86 | 135 | -323 | | | |
| Utilization (%) | 84.0% | 89.2% | 127.1% | | | |
| New students from development | 1 | 2 | 3 | 7 | 0 | 13 |

| | | | |
|---------------------|-------|-------|--------|
| New Enrollment | 451 | 1,118 | 1,516 |
| New Seats Available | 85 | 133 | -326 |
| New Utilization | 84.1% | 89.4% | 127.4% |

| Yield Rates | Attend Home School | Attend other DCSD School | Private School | Total |
|-----------------------------|---------------------------|---------------------------------|-----------------------|---------------|
| Elementary | 0.0165 | 0.0815 | 0.0065 | 0.0348 |
| Middle | 0.0466 | 0.0294 | 0.0032 | 0.0264 |
| High | 0.0483 | 0.0152 | 0.0000 | 0.0212 |
| Total | 0.0371 | 0.0420 | 0.0032 | 0.0275 |
| Student Calculations | | | | |
| Proposed Units | 52 | | | |
| Unit Type | TH | | | |
| Cluster | Clarkston High School | | | |
| Units x Yield | Attend Home School | Attend other DCSD School | Private School | Total |
| Elementary | 0.86 | 4.24 | 0.34 | 5.44 |
| Middle | 2.43 | 1.53 | 0.17 | 4.13 |
| High | 2.51 | 0.79 | 0.00 | 3.30 |
| Total | 5.80 | 6.56 | 0.51 | 12.87 |
| Anticipated Students | Attend Home School | Attend other DCSD School | Private School | Total |
| Dunaire Elementary School | 1 | 4 | 0 | 5 |
| Freedom Middle School | 2 | 2 | 0 | 4 |
| Clarkston High School | 3 | 1 | 0 | 4 |
| Total | 6 | 7 | 0 | 13 |

Reid, John

From: Kyle Williams <kwilliams@williamsteusink.com>
Sent: Wednesday, June 2, 2021 5:30 PM
To: Reid, John; Washington, Larry; Brewer, Brian N.; Hudson, Cedric
Subject: 3581 Rockbridge - LP-21-1243933 - Amend to RC
Attachments: 2021.6.2 - Amended Comprehensive Land Use Application - SIGNED.pdf

Good afternoon. Please accept this email and the attachment as notice to amend and revise LP-21-1243933 to amend the Land Use Plan from Suburban (SUB) to Regional Center (RC) consistent with the Memorial Drive Corridor Study.

I will provide a revised Documented Impact Analysis under Section 27-7.3.4 and revised Site Plan shortly.

I will amend Z-21-1243934 to incorporate this revised Site Plan, but continue to seek to rezone from R-75 to MR-2.

Please let me know if you have any questions or need anything further from me at this time.

I appreciate your continued efforts on these applications.

Take care, Kyle

R. Kyle Williams
WILLIAMS TEUSINK, LLC
The High House
309 Sycamore Street
Decatur, Georgia 30030
Direct Dial: (404) 373-9351
Cell: (404) 931-7032
Facsimile: (404) 378-6049
kwilliams@williamsteusink.com
www.williamsteusink.com

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Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

APPLICATION TO AMEND COMPREHENSIVE LAND USE PLAN
OF DEKALB COUNTY, GEORGIA

Application No.: _____ Date Received: _____

Applicant's Name: Kyle Williams & Williams Teusink, LLC E-Mail: kwilliams@williamsteusink.com

Applicant's Mailing Address: 309 Sycamore Street, Decatur, GA 30030

Applicant's Daytime Phone #: 404 373 9590 Fax: 404 378 6049

(If more than one owner, attach information for each owner as Exhibit "A")

Owner's Name: See Exhibit A E-Mail _____

Owner's Mailing Address 309 Sycamore Street, Decatur, GA 30030

Owner's Daytime Phone # 404 373 9590 Fax: _____

Address/Location of Subject Property: 3611, 3605, 3599, 3593 and 3518 Rockbridge Road,

District(s): 18 Land Lot(s): 011 Block(s): 06 Parcel(s): 1, 4, 5, 6 & 7

Acreage: 4.882 Commission District(s): 4 & 6

Current Land Use Designation: SUB Proposed Land Use Designation: RC RC (Regional Center Character Area)

Current Zoning Classification(s): R-7.5 (pending Z-21-1243934 to rezone to MR-2 (Medium-Density Residential-2))

PLEASE READ THE FOLLOWING BEFORE SIGNING

- I. This application form must be completed in its entirety. In addition, any application that lacks any of the required attachments or payment of the filing fee shall be determined to be incomplete and shall not be accepted.
- II.
- III. Disclosure of Campaign Contributions: In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered: Have you, the applicant, made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes No
- IV.

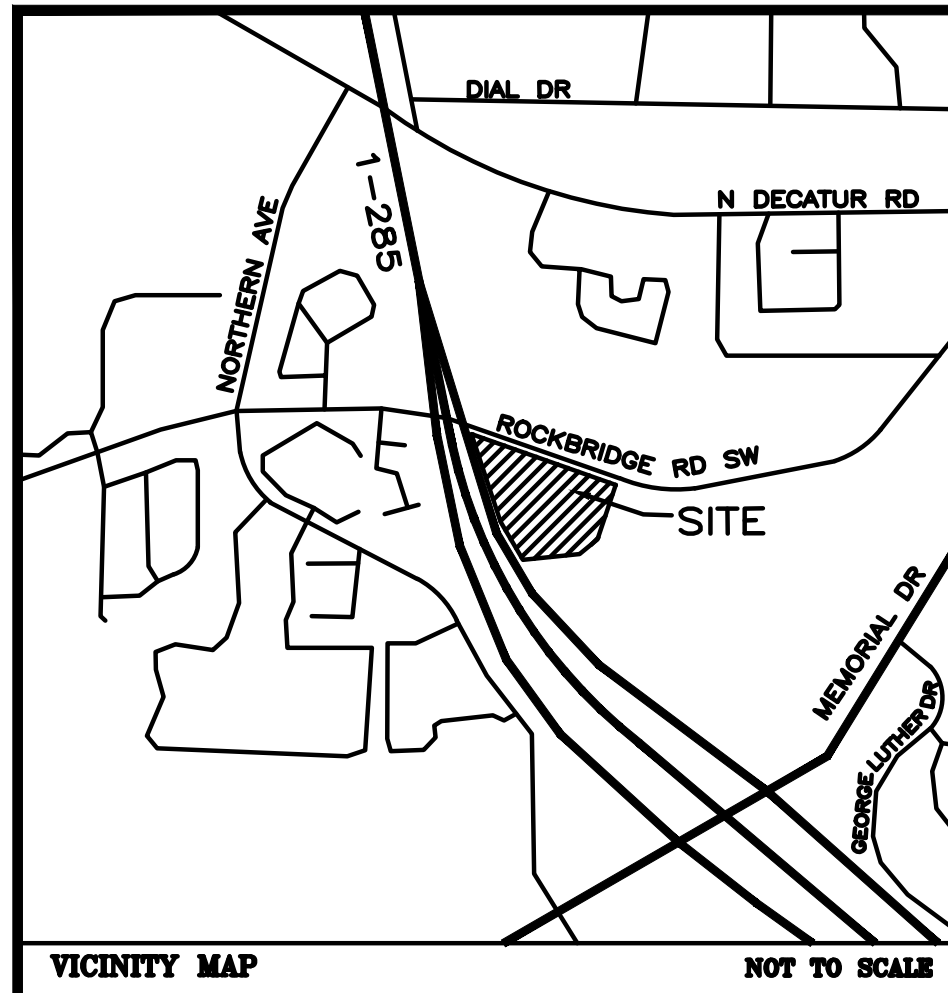
If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

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

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

NOTARY PUBLIC SIGNATURE OF APPLICANT
 1/21/23 Check One: Owner _____ Agent _____ 04/08/2020
 EXPIRATION DATE / SEAL DATE



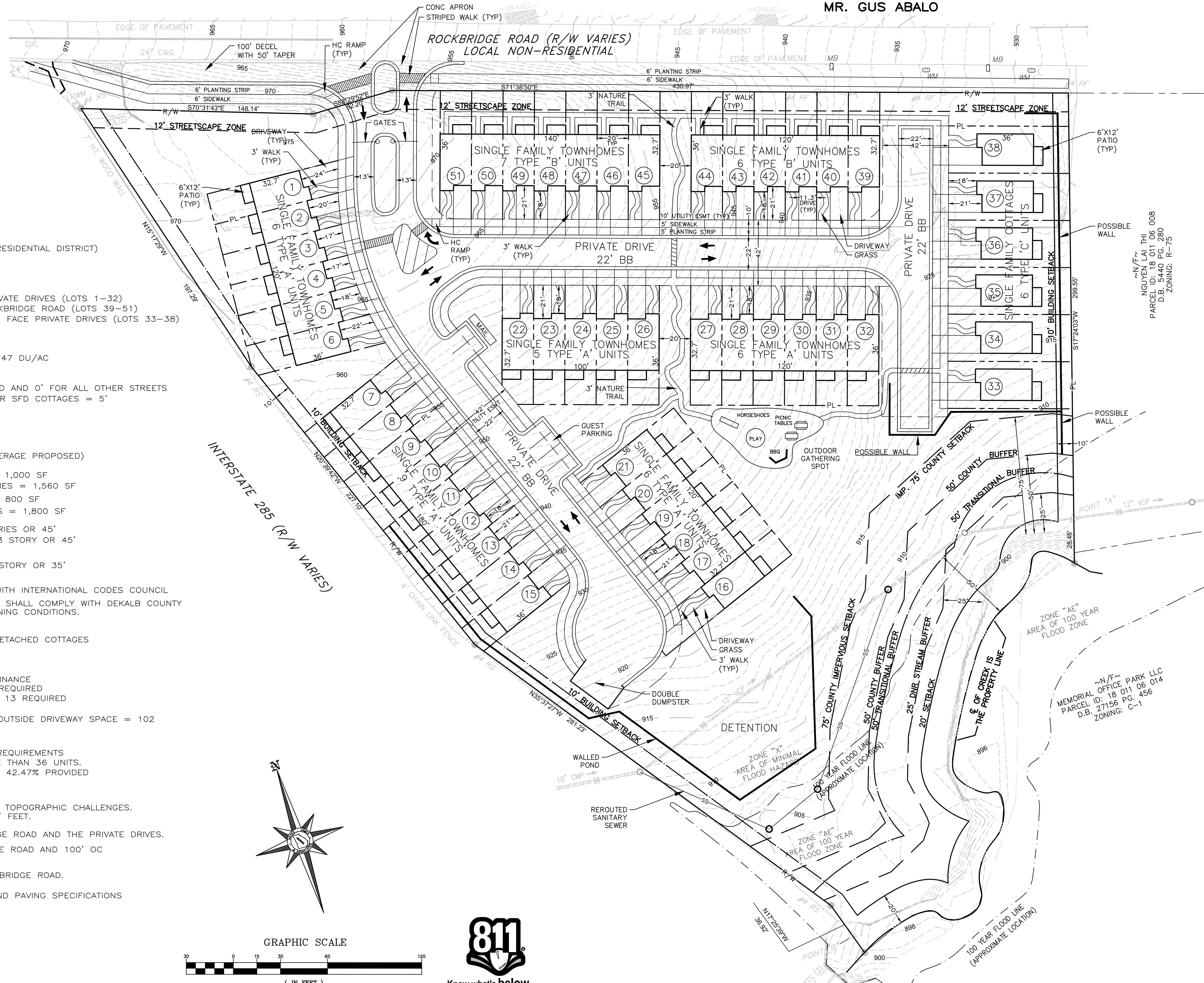


ENGINEER:
 HAYES, JAMES & ASSOCIATES, INC.
 4145 SHACKLEFORD ROAD SUITE 300
 NORCROSS, GEORGIA 30093
 CONTACT: CHRISTIE SIMS/MARK BOND
 (770) 923-1600

OWNER/DEVELOPER:
 captura properties I, LLC
 160 CLAIREMONT AVE
 DECATUR, GA 30030
 CONTACT: GUS ABALO
 (786) 282-2772

DO NOT BEGIN CONSTRUCTION BEFORE NOTIFYING
 DEKALB COUNTY INSPECTIONS DEPARTMENT AT
 (404) 371-2117.

24 HR. EMERGENCY CONTACT:
 MR. GUS ABALO



PROJECT SITE = 4.87 ACRES
 PROJECT ADDRESS IS ROCKBRIDGE ROAD
 EXISTING ZONING = R-75
 PROPOSED ZONING = MR-2 (MEDIUM DENSITY RESIDENTIAL DISTRICT)

PROJECT USE IS 51 SINGLE FAMILY LOTS
 45 SINGLE FAMILY ATTACHED UNITS
 6 SINGLE FAMILY DETACHED UNITS
 TYPE A UNITS ARE FRONT ENTRY AND FACE PRIVATE DRIVES (LOTS 1-32)
 TYPE B UNITS ARE REAR ENTRY AND FACE ROCKBRIDGE ROAD (LOTS 39-51)
 TYPE C UNITS ARE FRONT ENTRY COTTAGES AND FACE PRIVATE DRIVES (LOTS 33-38)

12 DU/AC IN MR-2
 DU/AC FOR 4.87 AC = 58.44 DU/AC MAX
 PROPOSED DU/AC FOR PROJECT 4.87 AC = 10.47 DU/AC
 (51 RESIDENTIAL UNITS)

FRONT SETBACK = 10' ALONG ROCKBRIDGE ROAD AND 0' FOR ALL OTHER STREETS
 SIDE SETBACK FOR SFA TOWNHOMES = 0' FOR SFD COTTAGES = 5'
 SIDE CORNER SETBACK ALONG I-285 = 10'
 REAR SETBACK = 15' FOR INDIVIDUAL LOTS

MINIMUM LOT/UNIT WIDTH = 20'
 MINIMUM LOT AREA = 1,000 SFT
 MAXIMUM LOT COVERAGE = 85% (60% LOT COVERAGE PROPOSED)

MINIMUM REQ UNIT SIZE OF BUILDINGS (SFA) = 1,000 SF
 PROPOSED MIN UNIT SIZE OF SFA TOWNHOMES = 1,560 SF
 MINIMUM REQ UNIT SIZE OF BUILDINGS (SFD) = 800 SF
 PROPOSED MIN UNIT SIZE OF SFD COTTAGES = 1,800 SF

MAXIMUM HEIGHT OF BUILDINGS (SFA) = 3 STORIES OR 45'
 PROPOSED HEIGHT OF SFA TOWNHOMES = 3 STORY OR 45'
 MAXIMUM HEIGHT OF BUILDINGS (SFD) = 35'
 PROPOSED HEIGHT OF SFD COTTAGES = 2 STORY OR 35'

MAXIMUM BUILDING LENGTH = 200'
 SPACING OF BUILDINGS SHALL BE CONSISTENT WITH INTERNATIONAL CODES COUNCIL
 ALL BUILDING FACADES (DESIGN AND MATERIALS) SHALL COMPLY WITH DEKALB COUNTY
 CODE REQUIREMENTS OR AS DICTATED BY REZONING CONDITIONS.

NO TRANSITIONAL BUFFER REQUIRED BETWEEN
 MR-2 AND R-75 ZONING FOR SINGLE FAMILY DETACHED COTTAGES
 50' TRANSITIONAL BUFFER REQUIRED BETWEEN
 MR-2 AND C-1 ZONING

PARKING SPACES BASED ON MR-2 ZONING ORDINANCE
 RESIDENTIAL = 1.5 SPACES X 51 UNITS = 77 REQUIRED
 GUEST PARKING = 0.25 SPACES X 51 UNITS = 13 REQUIRED
 TOTAL PARKING REQUIRED = 90
 EACH UNIT HAS A ONE CAR GARAGE AND ONE OUTSIDE DRIVEWAY SPACE = 102
 ADDITIONAL GUEST SPACES = 6
 TOTAL PARKING PROVIDED = 108

ARTICLE 27-5.5.1B STATES THAT OPEN SPACE REQUIREMENTS
 APPLY TO RESIDENTIAL SUBDIVISIONS WITH MORE THAN 36 UNITS.
 THIS SITE HAS 4.87 ACRES - 15% REQUIRED 42.47% PROVIDED

NEW SIDEWALKS TO BE PROVIDED = 3,478 LF

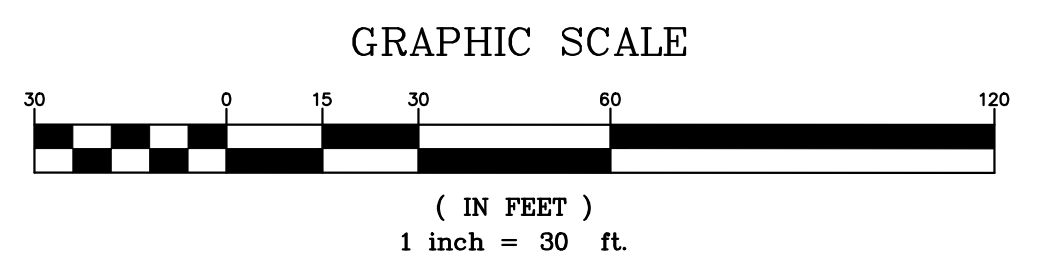
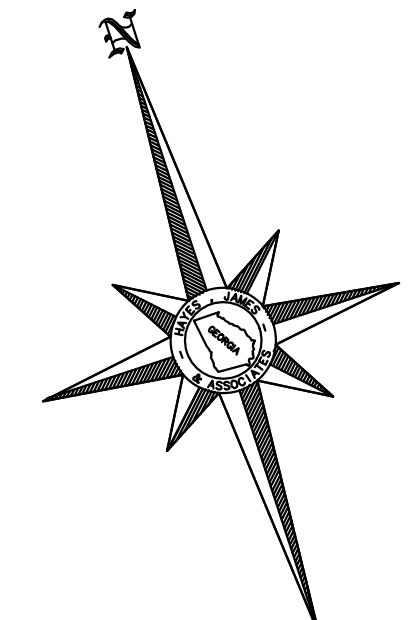
WALLS MUST BE UTILIZED ON THIS SITE DUE TO TOPOGRAPHIC CHALLENGES.
 PERIMETER SITE WALLS WILL BE TALLER THAN 8' FEET.

STREET TREES TO BE 50' OC ALONG ROCKBRIDGE ROAD AND THE PRIVATE DRIVES.

STREETLIGHTS TO BE 80' OC ALONG ROCKBRIDGE ROAD AND 100' OC
 ALONG PROPOSED PRIVATE DRIVES

PEDESTRIAN LIGHTS TO BE 40' OC ALONG ROCKBRIDGE ROAD.

PRIVATE DRIVES SHALL HAVE THE SAME BASE AND PAVING SPECIFICATIONS
 AS REQUIRED FOR PUBLIC STREETS.



Hayes James
 ENGINEERS, PLANNERS & SURVEYORS
 4145 SHACKLEFORD ROAD
 SUITE 300
 NORCROSS, GEORGIA 30093
 TEL: (770) 923-1600
 FAX: (770) 923-4202

captura properties I, LLC
 160 CLAIREMONT AVE
 DECATUR, GA 30030
 Contact: GUS ABALO
 (786) 282-2772

This document is prepared for the exclusive use of captura solar and shall not be relied on by any other person or entity.

| No. | REVISION | Description | By | Date |
|-----|----------|-----------------------------------|-----|---------|
| 1 | A | REVISED TO REFLECT STAFF COMMENTS | CES | 5-21-21 |
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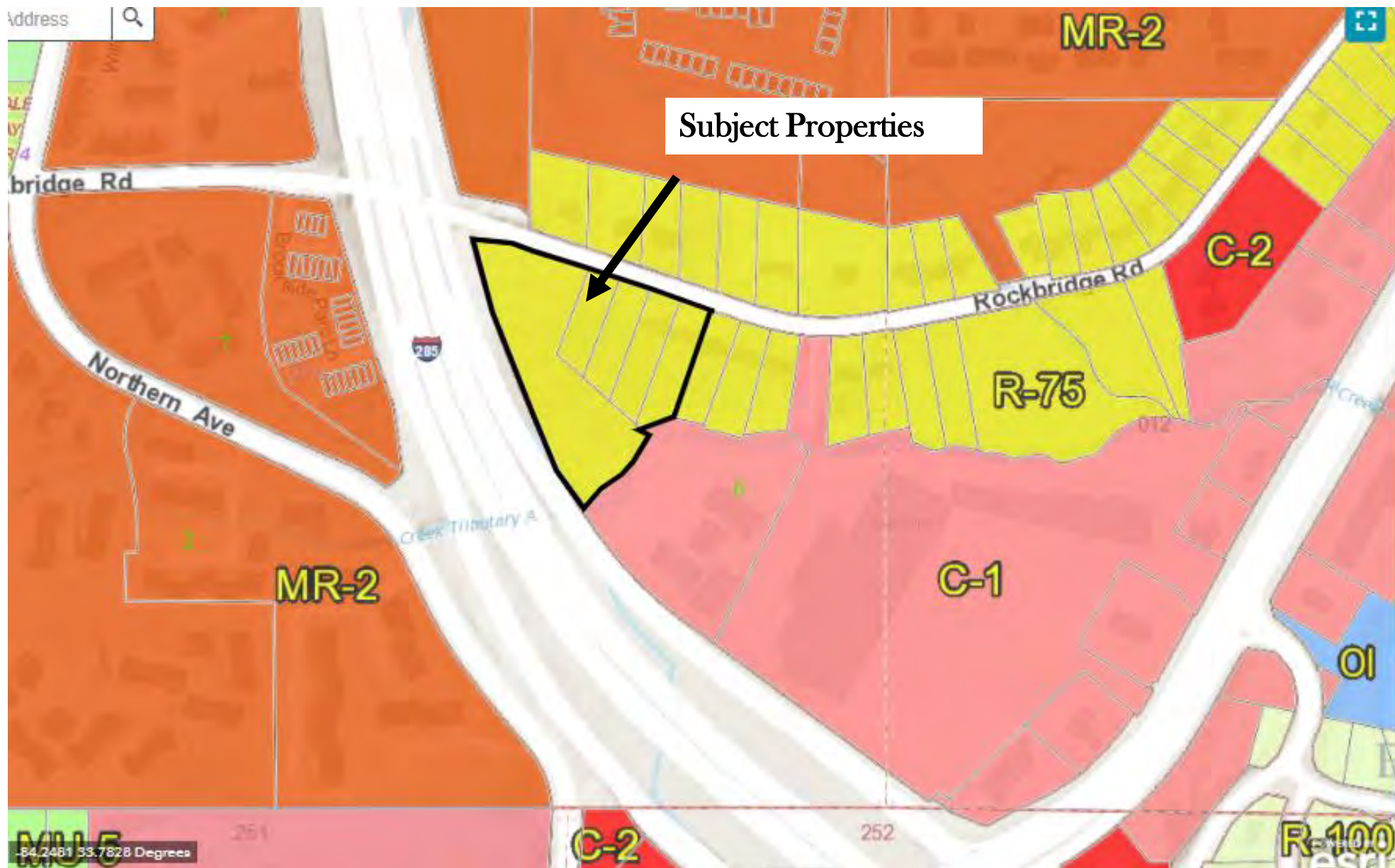
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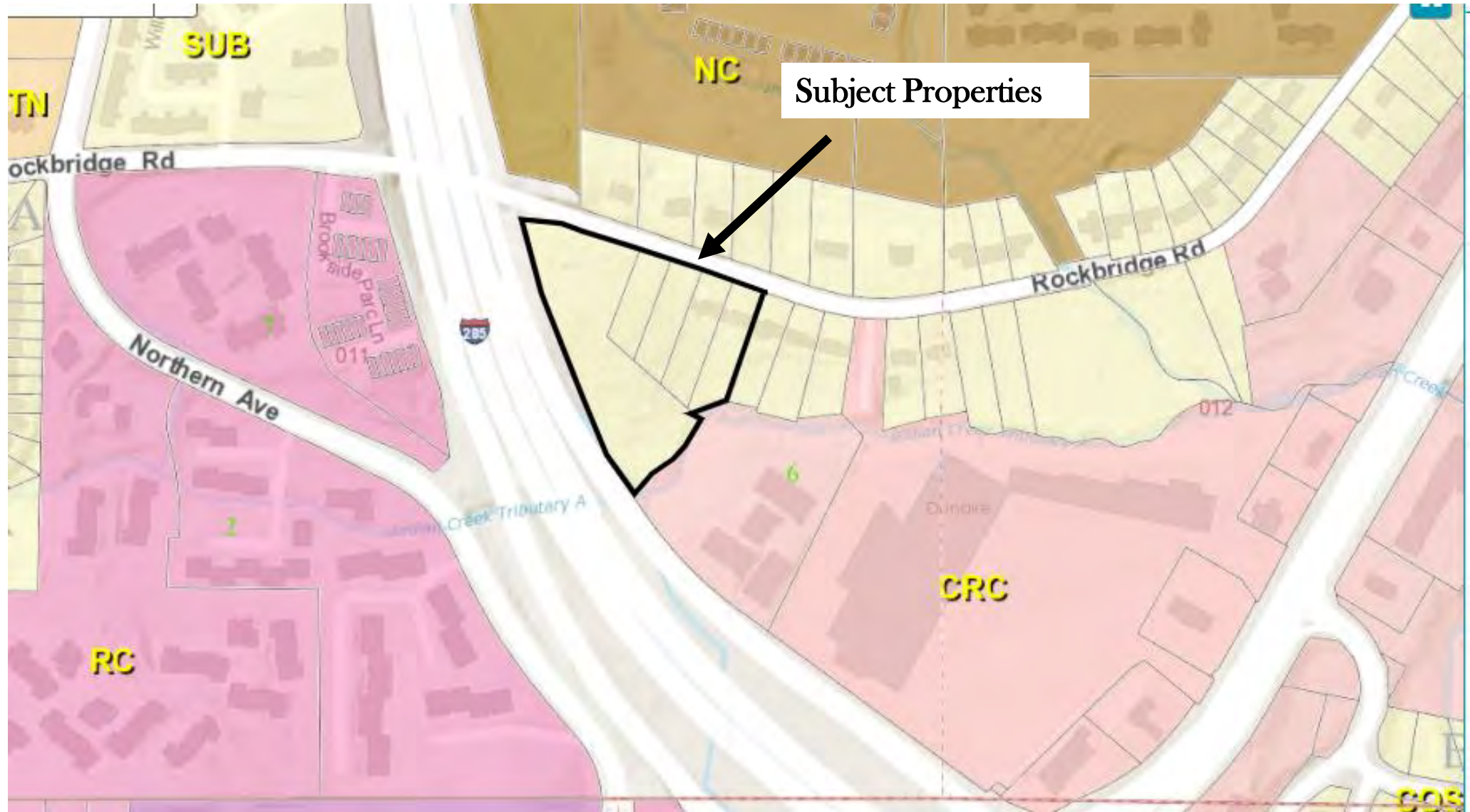
FOR REVIEW ONLY
 NOT TO BE RELEASED FOR CONSTRUCTION
PRELIM ISSUE:
 3/17/2020

Project Title
ROCKBRIDGE ROAD
 Project Location
 Address 3581 ROCKBRIDGE ROAD
 City, State Zip STONE MOUNTAIN, GA 30083
 Land Lot -
 District-Section -
 County DEKALB
 Project No. 20-505
 Drawn By: KC
 Checked By: CS
 Initial Issue Date: XX-XX-XXXX
 Sheet Title

REZONING EXHIBIT
 Sheet Number **E-1**

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 normal.ctb
 5/21/2021 5:24 PM
 christie.e.sims_rls



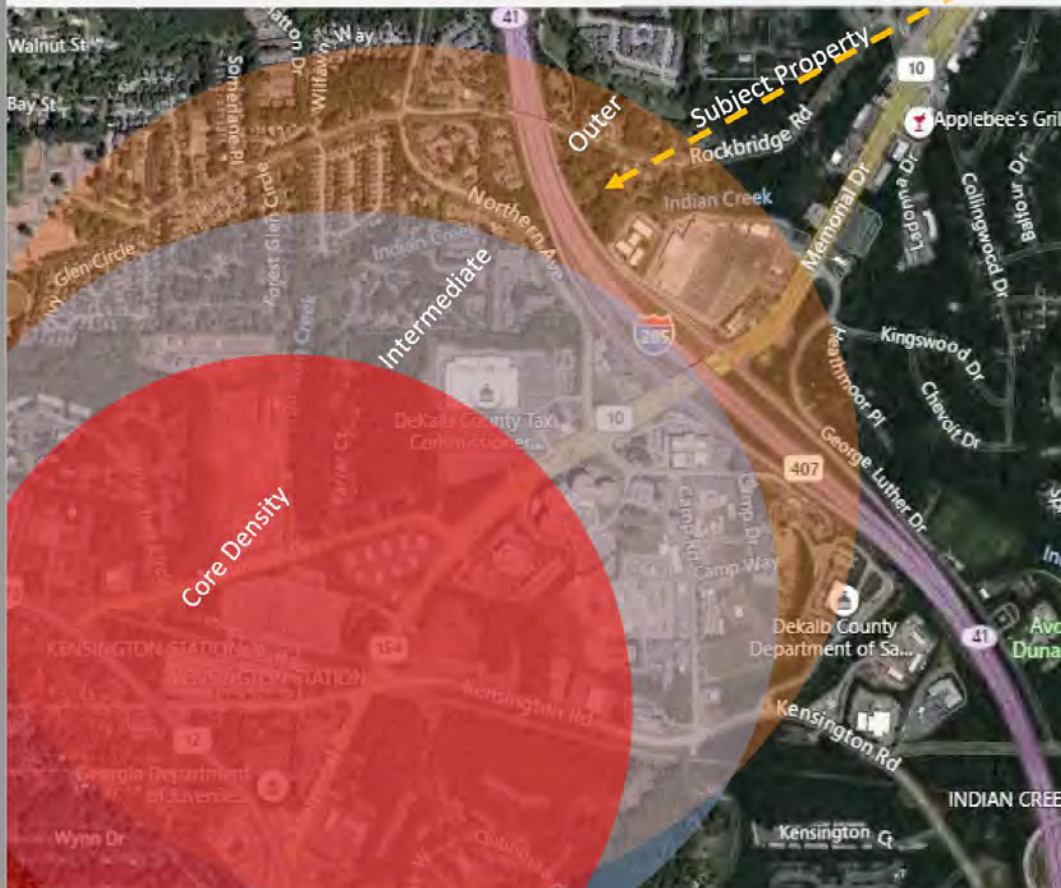
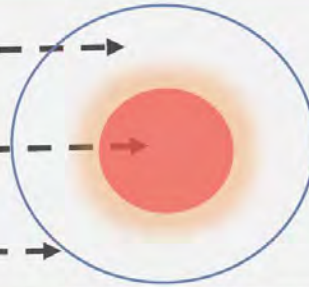


Preferred Intensity

Intermediate Ring -Up to 60-90 du/ac
Height 4-6 Stories

Core Density -Up to 120 du/ac
Min Height-10 Stories

Outer Ring-Up to 24-60 du/ac
Max Height-4



Rendering

Land Use Guideline & Primary Uses

Core Area: The most intense level of density and building heights occur here. 90-120 units per acre, Min Height 10 stories.

Primary Uses: Health Care Facilities • Retail and Commercial • Office • Institutional Uses • Public and Civic Facilities

Intermediate Area: This represents a transition of a lesser intense density than the core. Building heights are also lesser than the core. 60-90 units per acre, 4-8 stories.

Primary Uses: • Entertainment and Cultural Facilities • Park and Recreational Facilities • Townhomes • Condominiums • Apartments

Outer Ring: The purpose is to transition into single family residential, with enhanced buffers, low density, and lesser building heights than intermediate. 24-60 units per acre, 1-3 stories

Primary Uses: Townhomes • Condominiums • Apartments





REAR ELEVATION

3/16" = 1'-0"



FRONT ELEVATION

3/16" = 1'-0"



404.371.2155 (t) 404.371.4556 (f) DeKalbCountyGa.gov Clark Harrison Building 330 W. Ponce de Leon Ave Decatur, GA 30030

Chief Executive Officer Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director Andrew A. Baker, AICP

APPLICATION TO AMEND COMPREHENSIVE LAND USE PLAN OF DEKALB COUNTY, GEORGIA

Application No. Date Received 6/2/21 Applicant's Name: Kyle Williams & Williams Teusink, LLC E-Mail: kwilliams@williamsteusink.com Applicant's Mailing Address: 309 Sycamore Street, Decatur, GA 30030 Applicant's Daytime Phone #: 404 373 9590 Fax: 404 378 6049 (If more than one owner, attach information for each owner as Exhibit "A") Owner's Name: See Exhibit A E-Mail: Owner's Mailing Address: 309 Sycamore Street, Decatur, GA 30030 Owner's Daytime Phone #: 404 373 9590 Fax:

Address/Location of Subject Property: 3611, 3605, 3599, 3593 and 3518 Rockbridge Road.

District(s): 18 Land Lot(s): 011 Block(s): 06 Parcel(s): 1, 4, 5, 6 & 7

Acreage: 4.882 Commission District(s): 4 & 6

Current Land Use Designation: LUB Proposed Land Use Designation: RC (Regional Center Character Area)

Current Zoning Classification(s): R-7 (pending Z-21-1243934 to rezone to MR-2 (Medium-Density Residential-2))

PLEASE READ THE FOLLOWING BEFORE SIGNING

- I. This application form must be completed in its entirety. In addition, any application that lacks any of the required attachments or payment of the filing fee shall be determined to be incomplete and shall not be accepted.
II.
III. Disclosure of Campaign Contributions: In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered: Have you, the applicant, made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? X Yes No
IV.

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 with the application is first filed and must be submitted to the C.E.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

NOTARY PUBLIC SIGNATURE OF APPLICANT 1/21/23 EXPIRATION DATE / 04/08/2020 DATE

APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA

Z/CZ No. _____

Filing Fee: _____

Date Received: _____ Application No.: _____

Applicant: Kyle Williams & Williams Teusink, LLC E-Mail: kwilliams@williamsteusink.com

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

Applicant Phone: 404 373 9590 Fax: 404 378 6049

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

Owner's Mailing Address: 309 Sycamore Street, Decatur, GA 30030

Owner(s) Phone: 404 373 9590 Fax: _____

Address/Location of Subject Property: 3611, 3605, 3599, 3593 and 3518 Rockbridge Road,

District(s) 1B Land Lot(s): 011 Block: 06 Parcel(s) 1, 4, 5, 6 & 7

Acreage: 4.882 Commission District(s): 4 & 6

Present Zoning Category: R-75 Proposed Zoning Category: RN-2

Present Land Use Category: SUB

PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

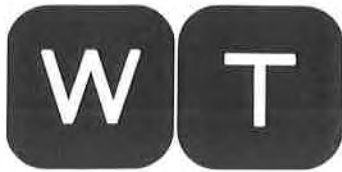
Disclosure of Campaign Contributions

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

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes No

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

- 1. The name and official position of the local government official to whom the campaign



WILLIAMS
TEUSINK

R. Kyle Williams
Attorney at Law

404.373.9351 Direct Dial
kwilliams@williamsteusink.com

January 21, 2021

via Electronic Delivery to: jreid@dekalbcountga.gov

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**

3611 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083
Tax Parcel Id No. 18 011 06 007

3605 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083
Tax Parcel Id No. 18 011 06 006

3599 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083
Tax Parcel Id No. 18 011 06 005

3593 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083
Tax Parcel Id No. 18 011 06 004

3581 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083
Tax Parcel Id No. 18 011 06 001

Dear Director Baker:

I represent Ahmad Farida, Thomas and Margaret Corbin, William B. Corbin as Trustee of The William Boggs Corbin Trust, and Captura Properties I, LLC (collectively, "Applicant"). Mr. Ahmad owns that certain real property known as and located at 3611 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 007). Mr. and Mrs. Corbin own that certain real property known as and located at 3605 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 006). The William Boggs Corbin Trust owns those certain real properties located at and known as 3599 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 005); 3593 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 004); and, 3581 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 001). 3611 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 007); 3605 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 006); 3599 Rockbridge Road, Stone Mountain,

DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 005); 3593 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 004); and, 3581 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 001) are collectively referred to as the “Property.”

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

The Property consists of approximately 4.87 acres to the east of Interstate 285 where Rockbridge Road crosses over and across Interstate 285. The Property abuts and adjoins to the north the medical office park known as “Memorial Perimeter Office Park” and located at 4540 – 4544 Memorial Drive, Stone Mountain, DeKalb County, Georgia 30032. The highly commercial corridor along Memorial Drive at Interstate 285 is to the immediate south of the Property and includes restaurants, service and retail, commercial offices, and governmental services, including DeKalb County Watershed Management, DeKalb County Jail and Sheriff’s Office, and DeKalb County Tax Commissioner.

The Property is within one and half (1 ½) miles of the Kensington MARTA Station and the Kensington Station Redevelopment Concept Vision.

The Property is zoned R-75 (Residential Medium Lot-75) 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 adjacent and adjoining properties on Rockbridge Road to the east and northeast of the Property are zoned R-75 (Residential Medium Lot-75) District with an Existing Land Use classification of Suburban (SUB) based upon the Comprehensive Land Use Map. The adjacent and adjoining properties to the north and west of the Property are zoned MR-2 (Medium Density Residential with Existing Land Use classifications of Neighborhood Center (NC) and Regional Center (RC) based upon the Comprehensive Land Use Map. The adjacent and adjoining property to the southeast is a C-1 (Local Commercial) District with an Existing Land Use classification of Commercial Redevelopment Corridor (CRC) based upon the Comprehensive Land Use Map.

The Property is currently improved with only two (2) detached single family residential structures with one (1) each on 3611 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 007) and 3605 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel Id No. 18 011 06 006), which are the two (2) eastern parcels farthest away from Interstate 285. The remainder of the Property is vacant and unimproved.

SUMMARY OF PROPOSED REZONING

Applicant requests rezoning of the Property from R-75 to MR-2 (Medium Density Residential) and amendment to the Comprehensive Land Use Map classification from Suburban (SUB) to Neighborhood Center (NC) to allow for development and use of the Property as fifty-two (52) attached single family townhomes at a density of 10.7 units per acre as detailed and

conditioned upon the plans submitted in support of this Application. The rezoning is necessary due to the fact that the current zoning is for single family development and is out of character for the neighboring properties and the proximity of the Property to Interstate 285, highly commercial corridor along Memorial Drive at Interstate 285, and the Kensington MARTA Station.

This application to Amend the Official Zoning Map is submitted concurrently with an application to Comprehensive Land Use Plan of DeKalb County seeking an amendment to the Comprehensive Land Use Map classification from Suburban (SUB) to Neighborhood Center (NC).

DOCUMENTED IMPACT ANALYSIS FOR REZONING UNDER SECTION 27-7.3.5

(a) Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.

The proposed rezoning of the Property does not conform with the policy and intent of the current Comprehensive Land Use Map classification of the Property. The Property is zoned R-75 (Residential Medium Lot-75) District with an Existing Land Use classification as Suburban (SUB) based upon the Comprehensive Land Use Map. This application to Amend the Official Zoning Map is submitted concurrently with an application to Comprehensive Land Use Plan of DeKalb County seeking an amendment to the Comprehensive Land Use Map classification from Suburban (SUB) to Neighborhood Center (NC).

The proposed rezoning of the Property will permit development of a higher density single family townhouse that is suitable in view of the use and development of adjacent and nearby property. The Property abuts and adjoins to the north the medical office park known as “Memorial Perimeter Office Park” and located at 4540 – 4544 Memorial Drive, Stone Mountain, DeKalb County, Georgia 30032. The highly commercial corridor along Memorial Drive at Interstate 285 is to the immediate south of the Property and includes restaurants, service and retail, commercial offices, and governmental services, including DeKalb County Watershed Management, DeKalb County Jail and Sheriff’s Office, and DeKalb County Tax Commissioner.

The Property is within one and half (1 ½) miles of the Kensington MARTA Station and the Kensington Station Redevelopment Concept Vision.

The Property is centrally located within the highly trafficked commercial area at the intersection of Memorial Drive and Interstate 285. The Property is within one and a half (1 ½) miles of the MARTA Kensington Station. The surrounding area is a mix of governmental, commercial, retail, and other non-residential uses. However, the immediate surrounding area is lacking in high density residential uses.

The adjacent and adjoining properties on Rockbridge Road to the east and northeast of the Property are zoned R-75 (Residential Medium Lot-75) District with an Existing Land Use classification of Suburban based upon the Comprehensive Land Use Map. The adjacent and adjoining properties to the north and west of the Property are zoned MR-2 (Medium Density

Residential) with Existing Land Use classifications of Neighborhood Center (NC) and Regional Center (RC). The adjacent and adjoining property to the southeast is a C-1 (Local Commercial) District with an Existing Land Use of Commercial Redevelopment Corridor (CRC).

The proposed rezoning would allow for a higher density residential development that would complement and better serve the existing non-residential uses. The proposed rezoning and development would serve as a catalyst for other residential redevelopment adjacent to and within the Kensington-Memorial Drive Overlay. While outside of the boundaries of the overlay district, the proposed rezoning is consistent with the overlay's stated objective to "create a positive real estate investment climate which will stimulate economic development and job creation." The proposed rezoning and development would allow for a trans-oriented development near the MARTA Kensington Station that is sought by the Kensington-Memorial Drive Overlay District.

More importantly, the current zoning of the Property as R-75 (Residential Medium Lot-75) is obsolete as it is not economically feasible or desirable that the Property be used as a single-family house as currently zoned. Only two (2) detached single family residential structures have been built on the nearly five (5) acres of land due to the close proximity to Interstate 285. The remainder of the Property is vacant and unimproved.

(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.

As detailed in Section (a) above, the proposed rezoning is suitable in view of the use and development of adjacent and nearby properties. However, the proposed development does require an amendment to the Comprehensive Land Use Map to change the Existing Land Use classification of Suburban (SUB) to Neighborhood Center (NC) in order to increase the density from 8 units per acre to 10.7 units per acre. Amendment to the Comprehensive Land Use Map is consistent with the surrounding Existing Land Use classifications of Neighborhood Center (NC), Regional Center (RC), and Commercial Redevelopment Corridor (CRC) while proposed development a transitional density of 10.7 units per acre providing the necessary stairstep transition to the surrounding Existing Land Use classification of Suburban (SUB).

(c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

The current zoning of the Property as R-75 (Residential Medium Lot-75) is obsolete as it is not economically feasible or desirable that the Property be used as a single-family house as currently zoned. Only two (2) detached single family residential structures have been built on the nearly five (5) acres of land due to the close proximity to Interstate 285. The remainder of the Property is vacant and unimproved.

(d) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties.

As detailed in Section (a) above, the proposed rezoning is consistent with and will not adversely affect the existing use or usability of adjacent and nearby properties. However, the proposed development does require an amendment to the Comprehensive Land Use Map to change the Existing Land Use classification of Suburban (SUB) to Neighborhood Center (NC) in order to increase the density from 8 units per acre to 10.7 units per acre. Amendment to the Comprehensive Land Use Map is consistent with the surrounding Existing Land Use classifications of Neighborhood Center (NC), Regional Center (RC), and Commercial Redevelopment Corridor (CRC) while proposed development a transitional density of 10.7 units per acre providing the necessary stairstep transition to the surrounding Existing Land Use classification of Suburban (SUB).

(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.

As detailed in Section (a) above, the proposed rezoning is consistent with and will not adversely affect the existing use or usability of adjacent and nearby properties. However, the proposed development does require an amendment to the Comprehensive Land Use Map to change the Existing Land Use classification of Suburban (SUB) to Neighborhood Center (NC) in order to increase the density from 8 units per acre to 10.7 units per acre. Amendment to the Comprehensive Land Use Map is consistent with the surrounding Existing Land Use classifications of Neighborhood Center (NC), Regional Center (RC), and Commercial Redevelopment Corridor (CRC) while proposed development a transitional density of 10.7 units per acre providing the necessary stairstep transition to the surrounding Existing Land Use classification of Suburban (SUB).

(f) Whether there are other existing or changing conditions affecting the use and development of the affected land areas which support either approval or denial of the proposed land use change.

Except as detailed above, there are no other existing or changing conditions affecting the use or development of the affected land areas which support either approval or denial of the proposed land use change.

(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 exiting 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 Interstate 285 and Memorial Drive. The proposed

townhome community will not impact existing schools as such do not typically attract families with school age children given the unit size and lack of community amenities such as swimming pools. 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.

ADDITIONAL SUPPORTING DOCUMENTATION

1. Application to Amend Official Zoning Map;
2. Rezone Application Authorization;
3. Land Use (Future Development) Map Amendment Application Authorization;
4. Notarized Authorization by Property Owner for Representation;
5. Summary of Property Ownership;
6. *Warranty Deed* dated December 19, 2003 (Parcel 7);
7. *Quitclaim Deed* dated August 20, 1993 (Parcels 4 and 5)¹;
8. Legal Descriptions of the Property;
9. Zoning Map of the Property;
10. Comprehensive Land Use Map of the Property and surrounding properties;
11. Aerial Map depicting the Property and surrounding properties;
12. *Boundary Survey* (Project #20-005), prepared by Hayes, James & Associates, Inc., dated February 3, 2020;
13. *Topographic Map* (Project #20-005), prepared by Hayes, James & Associates, Inc., dated February 10, 2020;
14. *Rezoning Exhibit, Sheet E-1* (Project #20-005), prepared by Hayes, James & Associates,

¹ Applicant will supplement this Application to supplement vesting deeds for Parcels 1 and 6.

Inc., dated March 17, 2020;

15. *Rockbridge Road Proposed Development – Elevations and Floor Plans – Unit A – Parcels 1 Thru 39*, prepared by Luis Matalon, Registered Architect, dated March 22, 2020; and,

16. *Rockbridge Road Proposed Development – Elevations and Floor Plans – Unit B – Parcels 40 Thru 52*, prepared by Luis Matalon, Registered Architect, dated March 22, 2020.

The requisite application fee was previously submitted and paid to the County as evidenced by the enclosed receipt.

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

Sincerely,


R. Kyle Williams

Encl.

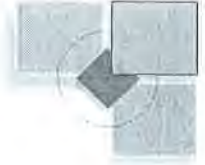
RKW/saa



DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director



APPLICATION TO AMEND OFFICIAL ZONING MAP
OF DEKALB COUNTY, GEORGIA

Z/CZ No. _____

Filing Fee: _____

Date Received: _____ Application No.: _____

Applicant: Kyle Williams & Williams Teusink, LLC E-Mail: kwilliams@williamsteusink.com

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

Applicant Phone: 404 373 9590 Fax: 404 378 6049

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

Owner's Mailing Address:
309 Sycamore Street, Decatur, GA 30030

Owner(s) Phone: 404 373 9590 Fax: _____

Address/Location of Subject Property: 3611, 3605, 3599, 3593 and 3518 Rockbridge Road,

District(s): 18 Land Lot(s): 011 Block: 06 Parcel(s): 1, 4, 5, 6 & 7

Acreage: 4.882 Commission District(s): 4 & 6

Present Zoning Category: R-75 Proposed Zoning Category: MR-2

Present Land Use Category: SUB

PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

Disclosure of Campaign Contributions

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

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filling of this application? [x] Yes [] No

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

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

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

NOTARY SIGNATURE OF APPLICANT / DATE
1/25/23 04/08/2020

EXPIRATION DATE / SEAL Check One: Owner [] Agent []

330 West Ponce de Leon Avenue - Suites 100-500 - Decatur, Georgia - 30030
[voice] 404.371.2155 [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007
Web Address: http://www.dekalbcountyga.gov/planning
Email Address: planninganddevelopment@dekalbcountyga.gov

Captura Properties I, LLC/Gus Abalo

Ahmad Farida

3611 Rockbridge Road
Tax Parcel Id No. 18 011 06 007
DB 15659, P 642

Thomas & Margaret Corbin

3605 Rockbridge Road
Tax Parcel Id No. 18 011 06 006
DB 4763, P 119

The William Boggs Corbin Trust

3599 Rockbridge Road
Tax Parcel Id No. 18 011 06 005
DB 7838, P 235

3593 Rockbridge Road
Tax Parcel Id No. 18 011 06 004
DB 7838, P 236

3581 Rockbridge Road
Tax Parcel Id No. 18 011 06 001
DB 7539, P 560

Exhibit B

Donations to DeKalb officials: Disclosure.

Jeff Rader 250.00

Larry Johnson 100.00

Steve Bradshaw 250.00

**NOTARIZED AUTHORIZATION BY PROPERTY OWNER
FOR REPRESENTATION**

3611 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083
Tax Parcel ID No. 18 011 06 007

I, AHMAD FARIDA, state that I am the current owner of that certain real property located at 3611 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel ID No. 18 011 06 007) (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

Ahmad Farida

dotloop verified
03/27/20 8:27 PM EDT
D9Q7-FF23-6T3M-H8FD

AHMAD FARIDA

Sworn and subscribed
before me this 27 day of March, 2020.

Gabrielle C. Opie

dotloop verified
04/03/20 3:29 PM EDT
TK1D-A9MB-T7HH-DQNU

Notary Public Fulton County - State of Georgia
Commission Expiration Date: 02/19/2024

**NOTARIZED AUTHORIZATION BY PROPERTY OWNER
FOR REPRESENTATION**

3599 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083
Tax Parcel ID No. 18 011 06 005

3593 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083
Tax Parcel ID No. 18 011 06 004

3581 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083
Tax Parcel ID No. 18 011 06 001

I, WILLIAM B. CORBIN, as TRUSTEE of THE WILLIAM BOGGS CORBIN TRUST (the "Trust) state that the Trust is the current owner of those certain real properties located at 3599 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel ID No. 18 011 06 005), 3593 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel ID No. 18 011 06 004), and 3581 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel ID No. 18 011 06 001)(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

THE WILLIAM BOGGS CORBIN TRUST

Tom Corbin dotloop verified
03/29/20 10:34 PM EDT
9SDE-ZBWD-Z8SN-D2OJ

WILLIAM B. CORBIN, TRUSTEE

Sworn and subscribed
before me this 29 day of March, 2020.

Gabrielle C. Opie dotloop verified
04/03/20 3:29 PM
EDT
JYXS-XEJ5-IDIS-XTNC

Notary Public Fulton County - State of Georgia
Commission Expiration Date: 02/19/2024

**NOTARIZED AUTHORIZATION BY PROPERTY OWNER
FOR REPRESENTATION**

3605 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083
Tax Parcel ID No. 18 011 06 006

WE, THOMAS AND MARGARET CORBIN, state that we are the current owners of that certain real property located at 3605 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30083 (Tax Parcel ID No. 18 011 06 006) (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

Tom Corbin

dotloop verified
03/29/20 10:34 PM EDT
RU9T-CMEZ-ROHV-PAWG

THOMAS CORBIN

Sworn and subscribed
before me this 29 day of March, 2020.

Gabrielle C. Opie

dotloop verified
04/03/20 3:29 PM EDT
ZYRV-SSQN-RNXG-SJFC

Notary Public Fulton County - State of Georgia
Commission Expiration Date: 02/19/2024

Margaret Corbin

dotloop verified
03/29/20 6:48 PM EDT
2XFH-4DAV-BIP4-UJGQ

MARGARET CORBIN

Sworn and subscribed
before me this 29 day of March, 2020.

Gabrielle C. Opie

dotloop verified
04/03/20 3:29 PM EDT
AQPC-SSQG-DFCU-ZUEJ

Notary Public Fulton County - State of Georgia
Commission Expiration Date: 02/19/2024



DeKalb County

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

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

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

REZONE APPLICATION AUTHORIZATION

Completion of this form is required if the individual making the request is not the owner of the property.

DATE: _____

CHECK TYPE OF APPLICATION:

- LAND USE PLAN
- REZONE
- MINOR MODIFICATION

TO WHOM IT MAY CONCERN:

(I) (WE), Ahmad Farida, Thomas and Margaret Corbin, and The William Boggs Corbin Trust
(Name of owner(s))

being (owner)/(owners) of the property described below or attached hereby delegate authority to

Kyle Williams, Williams Teusink, LLC
(Name of Applicant or Agent Representing Owner)

to file an application on (my) / (our) behalf.

Notary Public

Ahmad Farida

dotloop verified
03/27/20 8:27 PM EDT
RTYY-1RVV-PO63-IZNY

Owner Ahmad Farida (3611 Rockbridge Road)

Notary Public

Tom Corbin

dotloop verified
03/29/20 10:34 PM EDT
Q03K-GRWA-GQHJ-JENE

Margaret Corbin

dotloop verified
03/29/20 6:48 PM EDT
KLBT-IQCM-9DE8-SUNA

Owner Thomas & Margaret Corbin (3605 Rockbridge Road)

Notary Public

Tom Corbin

dotloop verified
03/29/20 10:34 PM EDT
O0BX-N6SS-ZHZ-15KE

Owner William B. Corbin, Trustee
The William Boggs Corbin Trust
(3581, 3593, and 3599 Rockbridge Road)

Gabrielle C. Opie

dotloop verified
04/03/20 3:29 PM EDT
ZGWZ-RMK0-L3KK-6GNK

Commission Expires 2/19/2024

Fulton County - State of Georgia

Captura Properties I, LLC/Gus Abalo

Ahmad Farida

3611 Rockbridge Road
Tax Parcel Id No. 18 011 06 007
DB 15659, P 642

Thomas & Margaret Corbin

3605 Rockbridge Road
Tax Parcel Id No. 18 011 06 006
DB 4763, P 119

The William Boggs Corbin Trust

3599 Rockbridge Road
Tax Parcel Id No. 18 011 06 005
DB 7838, P 235

3593 Rockbridge Road
Tax Parcel Id No. 18 011 06 004
DB 7838, P 236

3581 Rockbridge Road
Tax Parcel Id No. 18 011 06 001
DB 7539, P 560

Return To:
EUGENE S. TAYLOR
ATTORNEY AT LAW, P.C.
2900 CHAMBLEE TUCKER ROAD
BUILDING 4, SUITE 200
ATLANTA, GEORGIA 30341
(770) 455-1155
File: Ahmad/031378

Deed Book 15659 Pg 643
Filed and Recorded Dec-31-2003 12:16pm
2003-0237927
Real Estate Transfer Tax \$90.00

Linda Carter
Linda Carter
Clerk of Superior Court DeKalb Cty. Ga.
A PUBLIC OFFICER WHO HAS BEEN ELECTED BY THE PEOPLE OF DEKALB COUNTY, GEORGIA TO SERVE AS CLERK OF SUPERIOR COURT FOR DEKALB COUNTY, GEORGIA.

WARRANTY DEED

STATE OF GEORGIA COUNTY OF DEKALB

THIS INDENTURE, Made the 19th day of December, in the year Two Thousand Three, between

Regions Bank

of the County of Dekalb, and the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

Farida Ahmad

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH THAT: GRANTOR, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said grantee,

All that tract or parcel of land lying and being in Land Lot 11 of the 18th District, Dekalb County, Georgia, being Lot 4, Memorock, as per plat recorded in Plat Book 29, Page 45, Dekalb County, Georgia records, which plat is hereby referred to and made a part of this description, being improved property having a house thereon known as 3611 Rockbridge Road, according to the present system of numbering houses in Dekalb County, Georgia, and being more particularly shown on survey prepared by Georgia Land Surveying Co., Inc. dated November 15, 1989.

This conveyance is made subject to all easements, covenants and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anyway appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.
Signed, sealed and delivered in the presence of:

[Signature]
Witness
[Signature]
Kathy Busby
Notary Public



Regions Bank
[Signature]
By:
Title: *Vice President*



DeKalb County, Georgia
Real Estate Transfer Tax

Paid \$ NONE
CLERK, SUPERIOR COURT

FILED IN DEKALB COUNTY, GA.

SEP 17 2 51 PM '93

CLERK OF SUPERIOR COURT
DEKALB COUNTY, GA.

STATE OF GEORGIA
COUNTY OF DEKALB

By Mary Yarnall
Deputy Clerk

QUIT CLAIM DEED

THIS INDENTURE made this 20th day of Aug, 1993, by and between WILLIAM B. CORBIN, party or parties of the first part, hereinafter referred to as "Grantor", and

WILLIAM B. CORBIN, TRUSTEE OF THE WILLIAM BOGGS CORBIN TRUST, party or parties of the second part hereinafter referred to as "Grantee", the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of One Dollar and other good and valuable consideration delivered to grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, the Grantor has and hereby does remise, release, convey and forever quitclaim unto Grantee and the heirs, legal representatives, successors and assigns of Grantee,

All that tract and parcel of land lying and being in Land Lot 11 of the 18th District, of DeKalb County, Georgia, being known as Lot 2, according to Flat of MEMOROCK SUBDIVISION, recorded in Flat Book 29, page 45, DeKalb County, Georgia Records, and being more particularly described as follows:

TO ARRIVE AT THE TRUE POINT OF BEGINNING, Begin at a point formed by the intersection of the southeasterly side of Rockbridge Road and the southwesterly side of Collingwood Drive; and run thence southwesterly along the southeasterly side of Rockbridge Road, 1595.5 feet to a point where the right-of-way of Rockbridge Road widens; thence south 16 feet to a point on the south side of the right-of-way of Rockbridge Road, as widened; thence continuing westerly and northwesterly along the southerly and southwesterly side of the right-of-way of Rockbridge Road and following the curvature thereof 865 feet to THE TRUE POINT OF BEGINNING; thence northwesterly along the southwesterly side of Rockbridge Road, 80 feet to a point; thence southerly 259.5 feet to a point; thence southeast 88.1 feet to a point; thence northerly 293.8 feet to the southwesterly side of Rockbridge Road at the point of beginning.

TOGETHER WITH ALL THE RIGHTS, members and appurtenances to said described premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD said tract or parcel of land in order that neither the Grantor nor any person claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said land or any of the rights, members and appurtenances thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

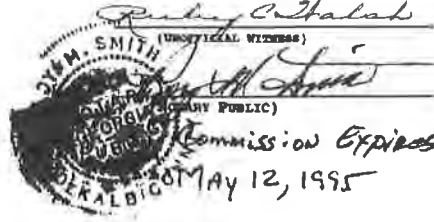
signed, sealed and Delivered in the presence of:

Ruby Catalano
(UNOFFICIAL WITNESS)

Mr. Boggs Corbin (Seal)

[Signature]
(CLERK PUBLIC)

(SEAL)



BOOK 7838 PAGE 235

STATE OF GEORGIA
COUNTY OF DEKALB

DeKalb County, Georgia
Real Estate Transfer Tax
Paid \$ NONE
CLERK, SUPERIOR COURT
By Mary Karamada
Deputy Clerk
QUIT CLAIM DEED

FILED & RECORDED
SEP 11 2 51 PM '93
DEKALB COUNTY, GA.

THIS INDENTURE made this 20th day of Aug, 1991, by and between
WILLIAM B. CORBIN, party or parties of the first part, hereinafter referred to
as "Grantor", and

WILLIAM B. CORBIN, TRUSTEE OF THE WILLIAM BOGGS CORBIN TRUST, party or parties
of the second part hereinafter referred to as "Grantee", the words "Grantor" and
"Grantee" to include the neuter, masculine and feminine genders, the singular and
the plural;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of One Dollar and other good and valuable
consideration delivered to Grantor by Grantee at and before the execution,
sealing and delivery hereof, the receipt and sufficiency of which is hereby
acknowledged, the Grantor has and hereby does remise, release, convey and forever
quitclaim unto Grantee and the heirs, legal representatives, successors and
assigns of Grantee,

All that tract and parcel of land lying and being in Land Lot 11 of the
18th District, of DeKalb County, Georgia, being known as Lot 1 of MEMOROCK
SUBDIVISION, by Jaro, Inc., dated 4-20-59, as recorded in Plat Book 29,
page 45, DeKalb county Records, and more particularly described as
follows:

BEGINNING at a point on the south side of Rockbridge Road, fifteen
hundred ninety five and five-tenths (1595.5) feet westerly from the south-
west corner of the intersection of Collingwood Drive and Rockbridge Road;
to an iron pin; thence running South ten (10) feet to an iron pin; thence
running westerly (following the curvature of the road) a distance of nine
hundred forty five (945) feet along the south side of Rockbridge Road to
an iron pin located at the Northeast corner of Lot 1 and the true point of
beginning; running thence southwesterly two hundred fifty nine and five-
tenths (259.5) feet along the westerly side of Lot 2 to an iron pin;
thence running Northwest eighty eight and one-tenth (88.1) feet to an iron
pin; thence running Northeasterly two hundred twenty five (225) feet to
the south side of Rockbridge Road; thence running southeasterly eighty
(80) feet along the South side of Rockbridge Road to the point of
beginning.

TOGETHER WITH ALL THE RIGHTS, members and appurtenances to said described
premises in anyway appertaining or belonging.

TO HAVE AND TO HOLD said tract or parcel of land in order that neither the
Grantor nor any person claiming under Grantor shall at any time, by any means or
ways, have, claim or demand any right or title to said land or any of the rights,
members and appurtenances thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and
year first above written.

Signed, Sealed and Delivered in the presence of:

Mary Karamada
H. J. (UNOFFICIAL WITNESS)
[Signature]
CLERK, SUPERIOR COURT
Commission Expires
MAY 12, 1995
DEKALB COUNTY

W. Byers Cook (Seal)

(SEAL)

BOOK 7838 PAGE 236

Return To:
EUGENE S. TAYLOR
ATTORNEY AT LAW, P.C.
2900 CHAMBLEE TUCKER ROAD
BUILDING 4, SUITE 200
ATLANTA, GEORGIA 30341
(770) 455-1155
File: Ahmad/031378

Deed Book 15659 Pg 643
Filed and Recorded Dec-31-2003 12:16pm
2003-0237927
Real Estate Transfer Tax \$90.00

Linda Carter
Linda Carter
Clerk of Superior Court DeKalb Cty. Ga.
1. PLEASE SEE THE ACTING CLERK FOR THE DEED TO BE RECORDED IN DEKALB COUNTY

WARRANTY DEED

STATE OF GEORGIA COUNTY OF DEKALB

THIS INDENTURE, Made the 19th day of December, in the year Two Thousand Three, between

Regions Bank

of the County of DeKalb, and the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

Farida Ahmad

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH THAT: GRANTOR, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said grantee,

All that tract or parcel of land lying and being in Land Lot 11 of the 18th District, DeKalb County, Georgia, being Lot 4, Memorock, as per plat recorded in Plat Book 29, Page 45, DeKalb County, Georgia records, which plat is hereby referred to and made a part of this description, being improved property having a house thereon known as 3611 Rockbridge Road, according to the present system of numbering houses in DeKalb County, Georgia, and being more particularly shown on survey prepared by Georgia Land Surveying Co., Inc. dated November 15, 1989.

This conveyance is made subject to all easements, covenants and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anyway appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.
Signed, sealed and delivered in the presence of:

[Signature]
Witness
Kathy Busby
Notary Public



Regions Bank
[Signature]
By:
Title: *Vice President*



STATE OF GEORGIA
COUNTY OF DEKALB

DeKalb County, Georgia
Real Estate Transfer Tax
Paid \$ NONE
CLERK, SUPERIOR COURT

By: Mary Tammador
Deputy Clerk

FILED & RECORDED
DEKALB COUNTY, GA.

SEP 17 2 51 PM '93

CLERK OF SUPERIOR COURT
DEKALB COUNTY, GA.

QUIT CLAIM DEED

THIS INDENTURE made this 20th day of Aug 1993, by and between
WILLIAM B. CORBIN, party or parties of the first part, hereinafter referred to
as "Grantor", and

WILLIAM B. CORBIN, TRUSTEE OF THE WILLIAM BOGGS CORBIN TRUST, party or parties
of the second part hereinafter referred to as "Grantee", the words "Grantor" and
"Grantee" to include the neuter, masculine and feminine genders, the singular and
the plural;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of One Dollar and other good and valuable
consideration delivered to Grantor by Grantee at and before the execution,
sealing and delivery hereof, the receipt and sufficiency of which is hereby
acknowledged, the Grantor has and hereby does remise, release, convey and forever
quitclaim unto Grantee and the heirs, legal representatives, successors and
assigns of Grantee,

All that tract and parcel of land lying and being in Land Lot 11 of the
18th District, of DeKalb County, Georgia, being known as Lot 2, according
to Plat of MEMOROCK SUBDIVISION, recorded in Plat Book 29, page 45, DeKalb
county, Georgia Records, and being more particularly described as follows:

TO ARRIVE AT THE TRUE POINT OF BEGINNING. Begin at a point formed by
the intersection of the southeasterly side of Rockbridge Road and the
Southwesterly side of Collingwood Drive; and run thence Southwesterly
along the southeasterly side of Rockbridge Road, 1595.5 feet to a point
where the right-of-way of Rockbridge Road widens; thence South 10 feet to
a point on the South side of the right-of-way of Rockbridge Road, as
widened; thence continuing Westerly and Northwesterly along the Southerly
and Southwesterly side of the right-of-way of Rockbridge Road and
following the curvature thereof 865 feet to THE TRUE POINT OF BEGINNING;
thence Northwesterly along the Southwesterly side of Rockbridge Road, 80
feet to a point; thence Southerly 259.5 feet to a point; thence Southeast
88.1 feet to a point; thence Northerly 293.8 feet to the Southwesterly
side of Rockbridge Road at the point of beginning.

TOGETHER WITH ALL THE RIGHTS, members and appurtenances to said described
premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD said tract or parcel of land in order that neither the
Grantor nor any person claiming under Grantor shall at any time, by any means or
ways, have, claim or demand any right or title to said land or any of the rights,
members and appurtenances thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and
year first above written.

signed, Sealed and Delivered in the presence of:

Ruby Catalano
(UNOFFICIAL WITNESS)
Wm. B. Corbin
(CLERK, SUPERIOR COURT)
Commission Expires
MAY 12, 1995

Wm. B. Corbin (See 1)

(SEAL)

BOOK 7838 PAGE 235

STATE OF GEORGIA
COUNTY OF DEKALB

DeKalb County, Georgia
Real Estate Transfer Tax
Paid \$ NONE
CLERK, SUPERIOR COURT
By Mary Fernandez
QUIT CLAIM DEED

FILED & RECORDED
SEP 11 2 51 PM '93
CLERK, SUPERIOR COURT
DEKALB COUNTY, GA.

THIS INDENTURE made this 20th day of Aug, 1993, by and between
WILLIAM B. CORBIN, party or parties of the first part, hereinafter referred to
as "Grantor", and

WILLIAM B. CORBIN, TRUSTEE OF THE WILLIAM BOGGS CORBIN TRUST, party or parties
of the second part hereinafter referred to as "Grantee", the words "Grantor" and
"Grantee" to include the neuter, masculine and feminine genders, the singular and
the plural;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of One Dollar and other good and valuable
consideration delivered to Grantor by Grantee at and before the execution,
sealing and delivery hereof, the receipt and sufficiency of which is hereby
acknowledged, the Grantor has and hereby does remise, release, convey and forever
quitclaim unto Grantee and the heirs, legal representatives, successors and
assigns of Grantee,

All that tract and parcel of land lying and being in Land Lot 11 of the
18th District, of DeKalb County, Georgia, being known as Lot 1 of MEMOROCK
SUBDIVISION, by Jaro, Inc., dated 4-20-59, as recorded in Plat Book 29,
page 45, DeKalb County Records, and more particularly described as
follows:

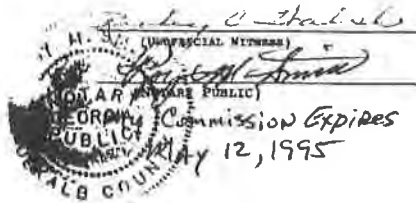
BEGINNING at a point on the south side of Rockbridge Road, fifteen
hundred ninety five and five-tenths (1595.5) feet westerly from the South-
West corner of the intersection of Collingwood Drive and Rockbridge Road;
to an iron pin; thence running south ten (10) feet to an iron pin; thence
running westerly (following the curvature of the road) a distance of nine
hundred forty five (945) feet along the South side of Rockbridge Road to
an iron pin located at the Northeast corner of Lot 1 and the true point of
beginning; running thence Southwesterly two hundred fifty nine and five-
tenths (259.5) feet along the westerly side of Lot 2 to an iron pin;
thence running Northwest eighty eight and one-tenth (88.1) feet to an iron
pin; thence running Northeasterly two hundred twenty five (225) feet to
the South side of Rockbridge Road; thence running Southeasterly eighty
(80) feet along the South side of Rockbridge Road to the point of
beginning.

TOGETHER WITH ALL THE RIGHTS, members and appurtenances to said described
premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD said tract or parcel of land in order that neither the
Grantor nor any person claiming under Grantor shall at any time, by any means or
ways, have, claim or demand any right or title to said land or any of the rights,
members and appurtenances thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and
year first above written.

Signed, Sealed and Delivered in the presence of:



William B. Corbin (Seal)
William B. Corbin (Seal)

BOOK 7838 PAGE 236



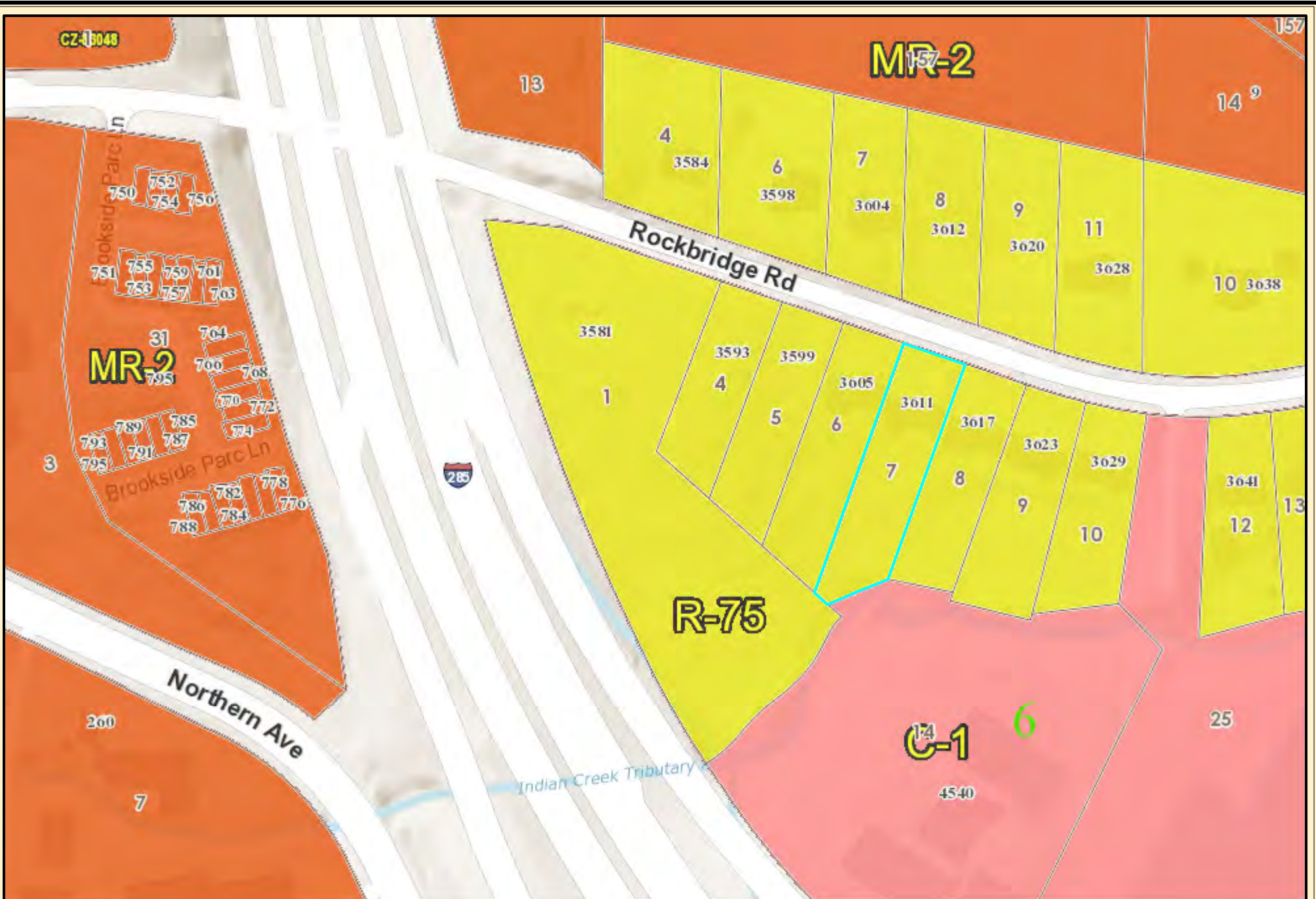
5/13/2020 10:45 AM

DeKalb County 330 West Ponce de Leon Ave
Decatur, GA 30030

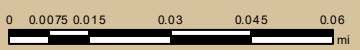
Register ID: DV-CASH01
Cashier: JHOLMES
Tran Date: 5/13/2020 10:44:11 AM
Tran # 451640
Payer: Kyle Williams & Williams Teusink LLC

| DESCRIPTION | AMT DUE | AMT PAID |
|---|----------|----------|
| AP# 1243934 | | |
| Fee: ZONREZONERES (REZONE (RESIDEN TIAL)) | \$750.00 | \$750.00 |
| CHECK #VV003 | | \$750.00 |
| Subtotal: | | \$750.00 |
| Tax: | | \$0.00 |
| Total: | | \$750.00 |
| Payment: | | \$750.00 |
| Change: | | \$0.00 |

Thank You For Your Patronage!



DeKalb County Parcel Map

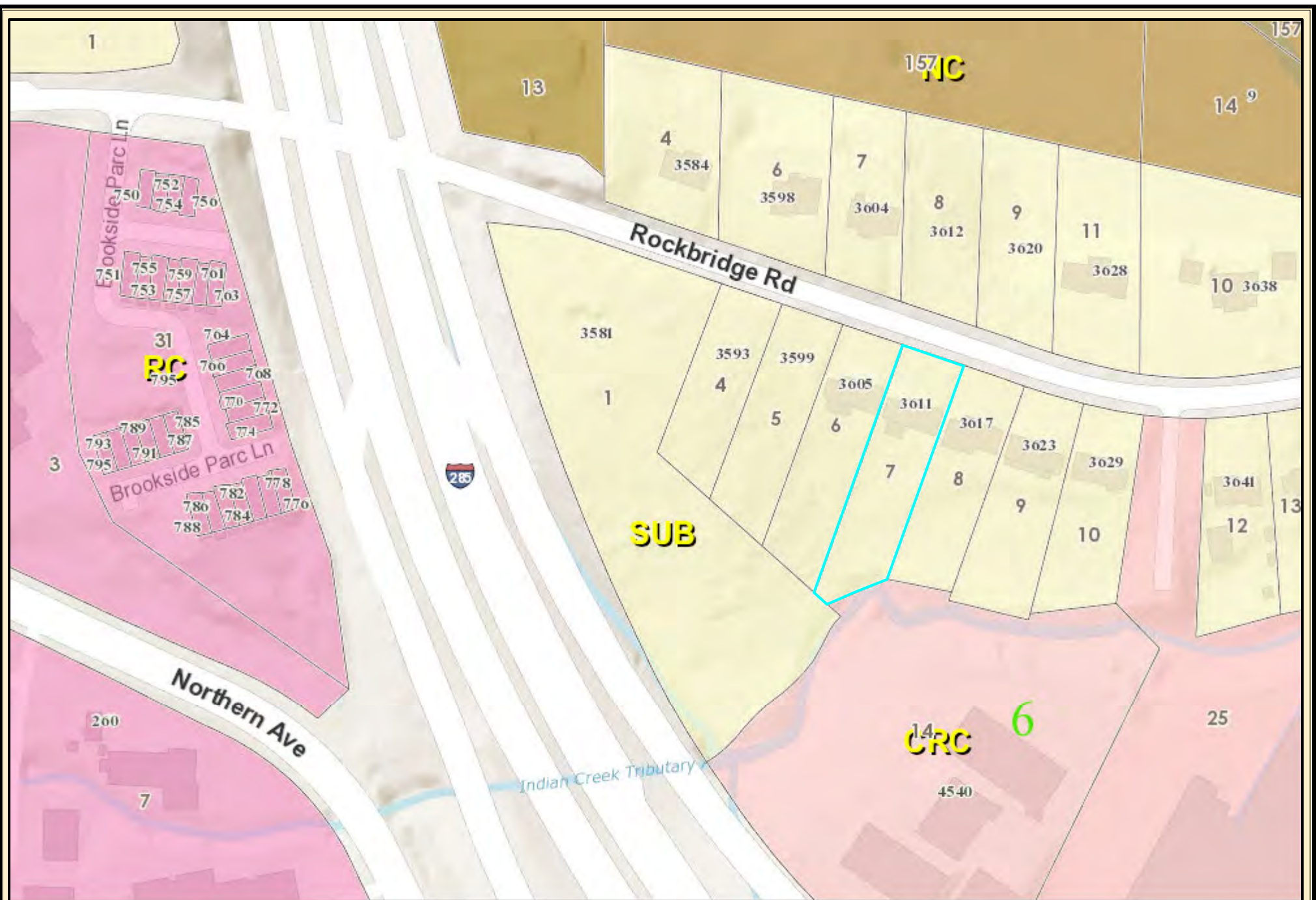


Date Printed: 4/8/2020

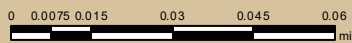


DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



DeKalb County Parcel Map



Date Printed: 4/8/2020



DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.

Google Maps 3611 Rockbridge Rd SW



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2020 100 ft

NOTE:

BOUNDARY REFERENCE WAS TAKEN FROM A PLAT PREPARED BY HAYES JAMES & ASSOCIATES PREPARED FOR CAPTURA PROPERTIES, LLC, DATED FEBRUARY 3, 2020.

HORIZONTAL DATUM IS NAD83 GEORGIA GRID WEST ZONE. VERTICAL DATUM IS NAVD83. ALL STATE PLANE DATUM WAS ESTABLISHED USING A TOPCON HIPER GPS RECEIVER AND THE eGPS NETWORK.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PARCEL(S): EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACT(S) THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

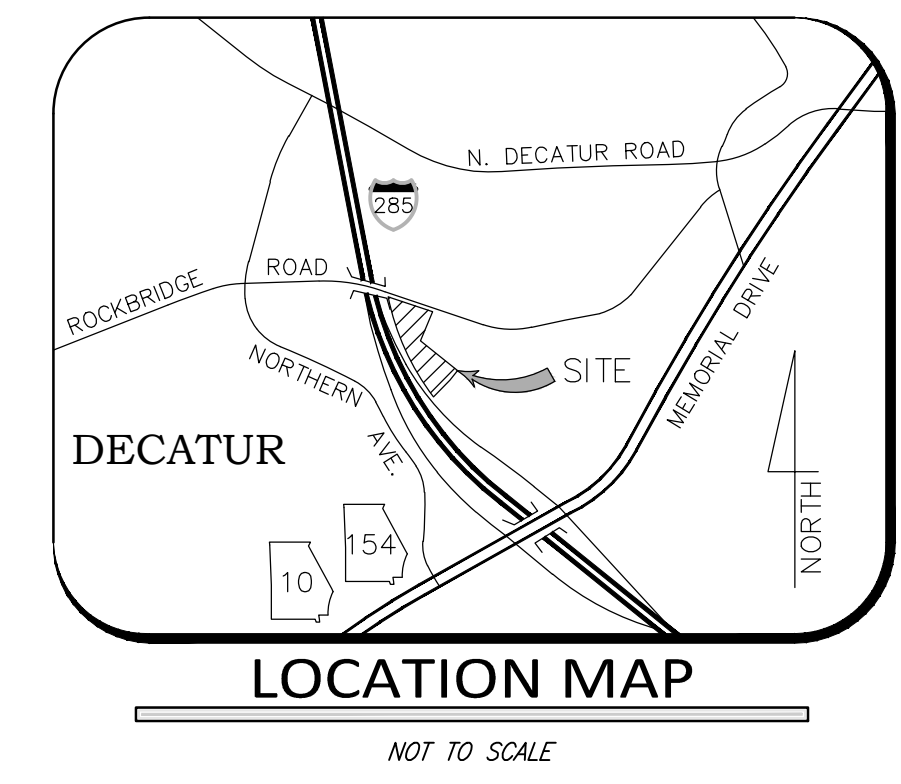
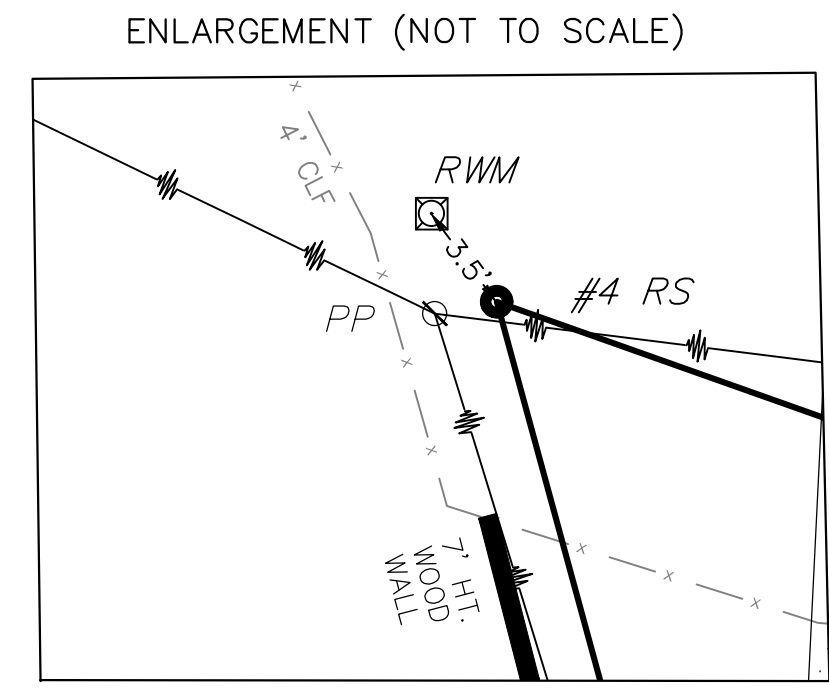
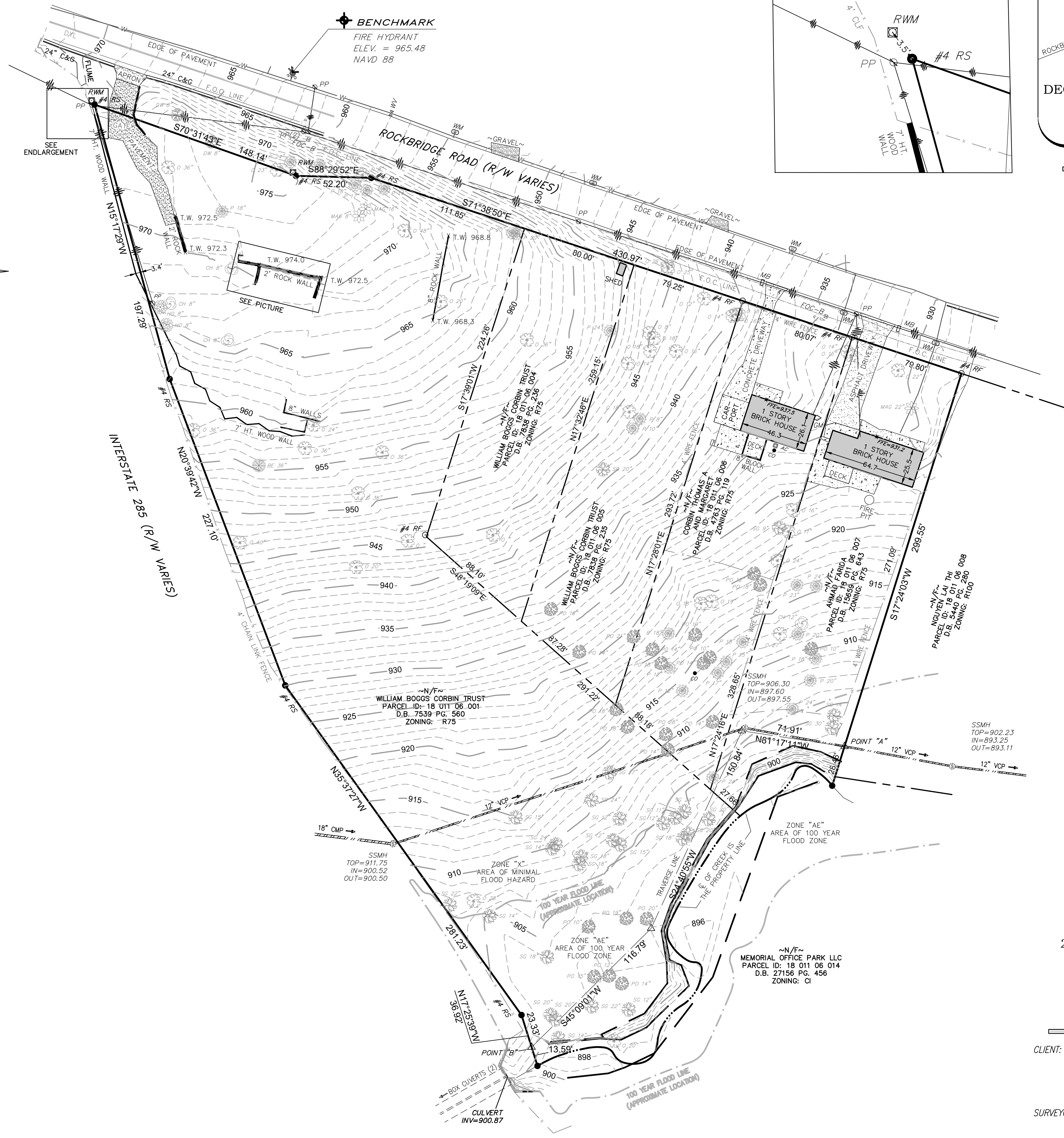
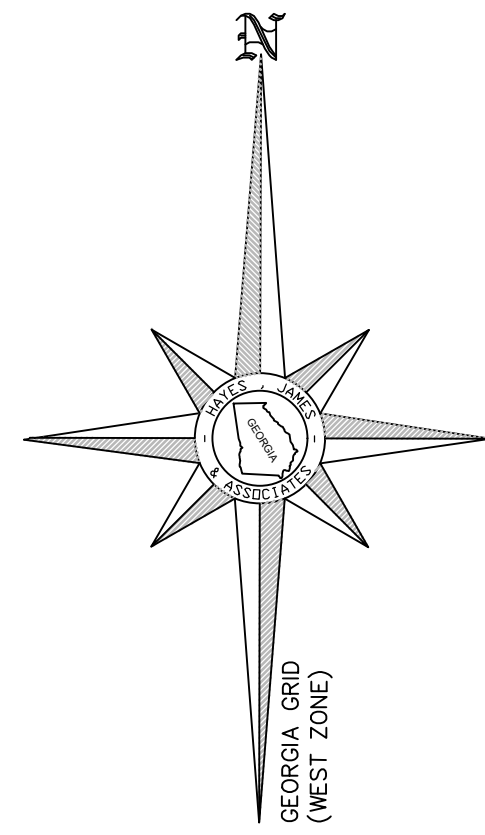
INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON HAS BEEN SHOWN BASED ON THE LOCATION OF THE ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND FLAGS AND PAINT PLACED BY THE UTILITY PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. PER GEORGIA LAW, THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

PORTIONS OF THIS TRACT OF LAND LIES WITHIN ZONE AE (SPECIAL FLOOD HAZARD AREA) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP PANEL NO. 13089C0086K EFFECTIVE AUGUST 15, 2019.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR OF RECORD.

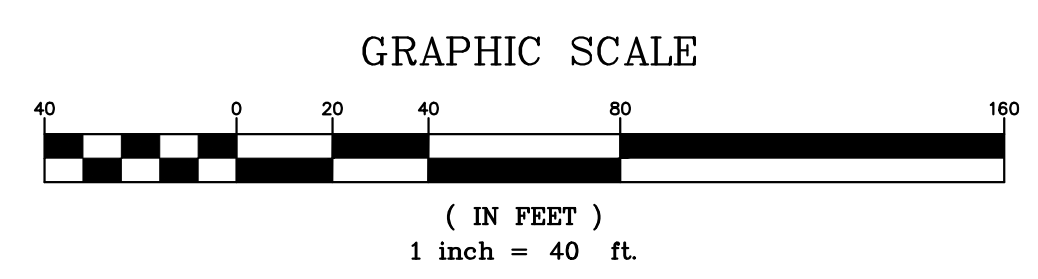
DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES.

CONTOURS ARE AT 1' INTERVALS.



LEGEND

- | LINE TYPES | SYMBOLS |
|------------------------------|---------------------------------|
| --- ADJACENT PROPERTY LINE | FOC-B FIBER OPTIC CABLE BOX |
| - - - BUILDING SETBACK LINE | GY GUY WIRE |
| - - - CREEK LINE | HR HANDRAIL |
| - - - CURB AND GUTTER (C&G) | HW HEAD WALL |
| - - - EDGE OF GRAVEL | IPS IRON PIN SET |
| - - - FENCE LINE | JB JUNCTION BOX |
| - - - FM FORCED MAIN | LLL LAND LOT LINE |
| - - - FO FIBER OPTIC | LOT SUBDIVISION LOT # |
| - - - G GAS MAIN | LP LIGHT POLE |
| - - - INDEX CONTOUR | MAR-FO FIBER OPTIC CABLE MARKER |
| - - - INTERMEDIATE CONTOUR | MB MAILBOX |
| - - - LAND LOT LINE | OCS OUTLET CONTROL STRUCTURE |
| - - - OVERHEAD POWER LINE | OTF OPEN TOP PIPE FOUND |
| - - - SANITARY SEWER PIPE | PV POST INDICATOR VALVE |
| - - - SITE WALL | PM POWER METER |
| - - - STORM SEWER PIPE | PP POWER POLE |
| - - - SUBJECT PROPERTY LINE | RF REBAR FOUND |
| - - - TELEPHONE LINE | RS REBAR SET |
| - - - WATER MAIN | RWM RIGHT-OF-WAY MONUMENT |
| SYMBOLS | SBSM SOUTHERN BELL MANHOLE |
| CLF CHAIN LINK FENCE | SIGN TRAFFIC SIGN |
| CMP CORRUGATED METAL PIPE | SSE SANITARY SEWER EASEMENT |
| CO CLEAN OUT | SSMH SANITARY SEWER MANHOLE |
| CTF CRAMPED TOP PIPE FOUND | SWCB SINGLE WING CATCH BASIN |
| CTV CABLE TV PEDESTAL | TM TELEPHONE MARKER |
| DE DRAINAGE EASEMENT | TPED TELEPHONE PEDESTAL |
| DI DROP INLET | TRAF TRANSFORMER |
| DIP DUCTILE IRON PIPE | TSB TRAFFIC SIGNAL BOX |
| DIPR PIPE DIRECTION | WM WATER METER |
| DWCB DOUBLE WING CATCH BASIN | WV WATER VALVE |
| | WVT WATER VAULT |
-
- | TREE SYMBOLS |
|--------------|
| BE BEECH |
| CH CHERRY |
| DW DOGWOOD |
| HO HOLLY |
| MAG MAGNOLIA |
| O OAK |
| P PINE |
| PO POPLAR |
| SG SWEET GUM |



AREA
4.882 ACRES
212,653 SQ. FT.
ZONING MR-2

SITE DATA

CLIENT: CAPTURA PROPERTIES, LLC
160 CLAIREMONT AVENUE
SUITE 200
DECATUR, GEORGIA 30030
785.282.2772

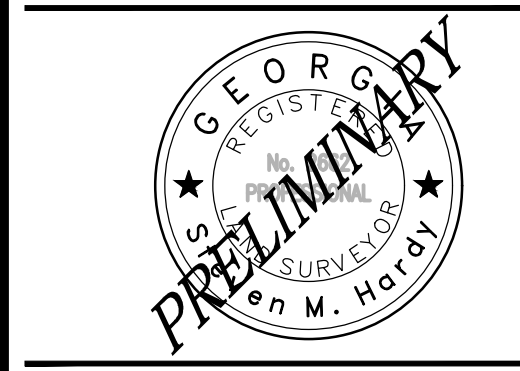
SURVEYOR: HAYES JAMES & ASSOCIATES
4145 SHACKLEFORD ROAD
SUITE 300
NORCROSS, GEORGIA 30093
www.hayesjames.com

SITE ADDRESS: 3581 ROCKBRIDGE ROAD
STONE MOUNTAIN, GEORGIA 30083

PROPERTY I.D. 18 011 06 001

TOPOGRAPHIC MAP
CAPTURA PROPERTIES, LLC

PROJECT LOCATION
Land lot(s): 11TH
District: 18TH
Section
City: DECATUR
County: DEKALB
State: GEORGIA



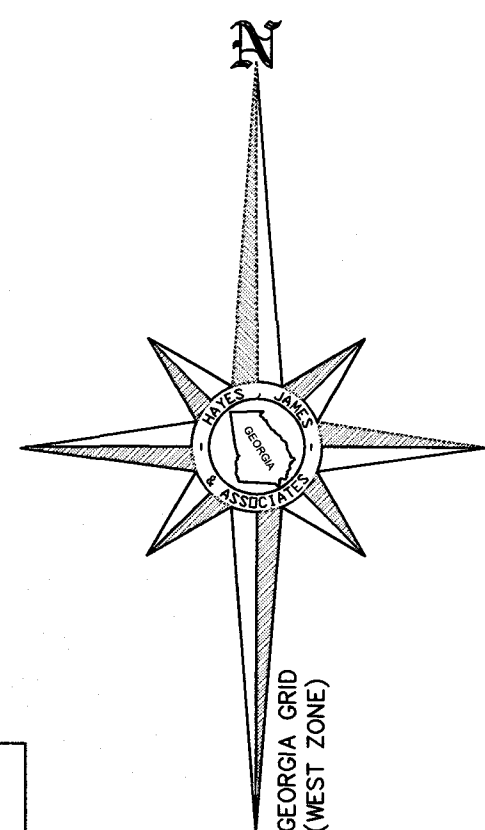
Project #: 20-005
Drawn By: H.D.W.
Checked By: S.M.H.
Scale: 1" = 40'
Date: FEBRUARY 10, 2020

| NO. | DATE | REVISIONS | DESCRIPTION |
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Sheet Number **1 of 1**

Hayes James
ENGINEERS, PLANNERS & SURVEYORS
4145 SHACKLEFORD ROAD
SUITE 300
NORCROSS, GEORGIA 30093
TEL: (770) 923-1600
FAX: (770) 923-4202
CERTIFICATE OF AUTHORIZATION:
NO. LSF000255

160 CLAIREMONT AVENUE
DECATUR, GA 30030
Phone: 785.282.2772



THIS BLOCK RESERVED FOR CLERK OF SUPERIOR COURT

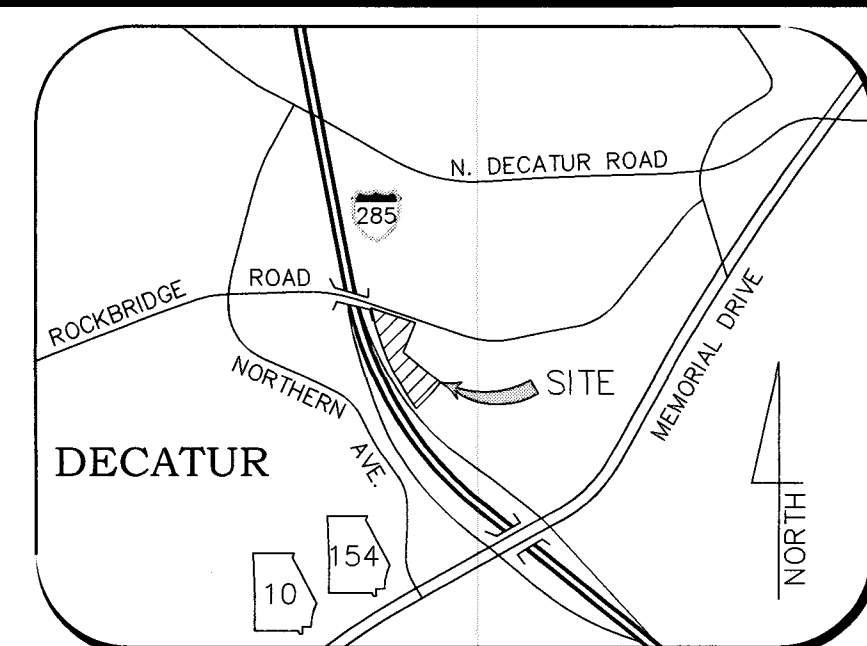
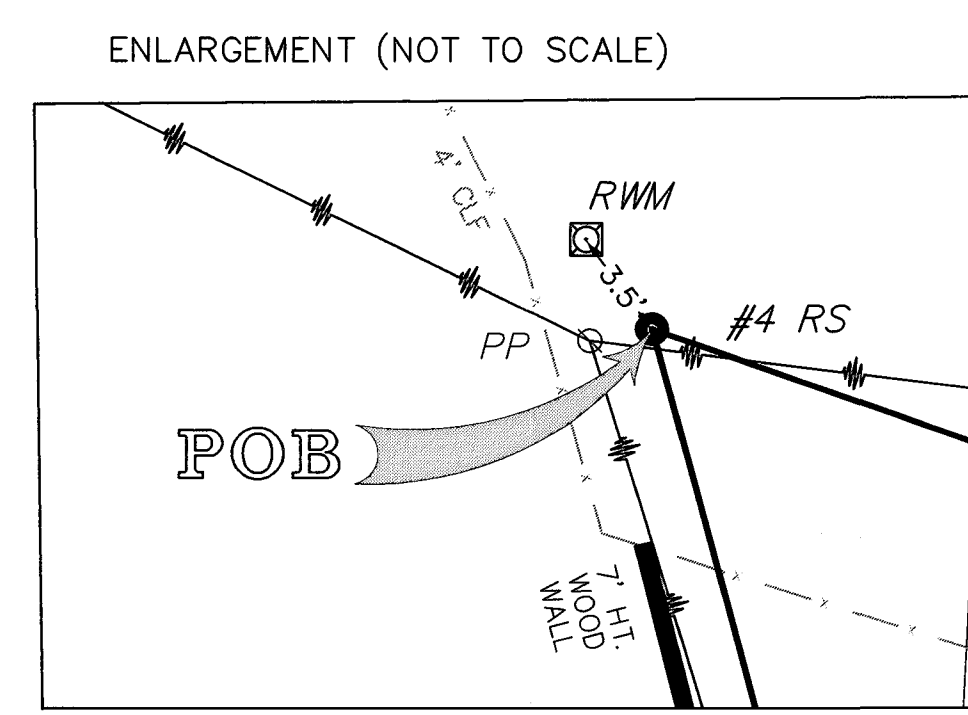
GEORGIA CERTIFICATION

This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in chapter 180-7 of the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 43-6-67.

Steven M. Hardy
Steven M. Hardy
Georgia Land Surveyor No. 2662

NOTE:

BOUNDARY REFERENCE WAS TAKEN FROM A PLAT PREPARED BY CHARLES C. CORBIN, JR., RLS NO. 1744, DATED DECEMBER 31, 1992 RECORDED IN PLAT BOOK 7539, PAGE 560 OF DEKALB COUNTY, GEORGIA RECORDS.
HORIZONTAL DATUM IS NAD83 GEORGIA GRID WEST ZONE. VERTICAL DATUM IS NAVD83. ALL STATE PLANE DATUM WAS ESTABLISHED USING A TOPOCON HIPER GPS RECEIVER AND THE GPS NETWORK.
EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PARCEL(S): EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACT(S) THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON HAS BEEN SHOWN BASED ON THE LOCATION OF THE ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND FLAGS AND PAINT PLACED BY THE UTILITY PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. PER GEORGIA LAW, THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.
PORTIONS OF THIS TRACT OF LAND LIES WITHIN ZONE AE (SPECIAL FLOOD HAZARD AREA) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP PANEL NO. 13089C0086K EFFECTIVE AUGUST 15, 2019.
THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR OF RECORD.
DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES.



LOCATION MAP

NOT TO SCALE

SITE DATA

CLIENT: CAPTURA PROPERTIES, LLC
160 CLAIREMONT AVENUE
SUITE 200
DECATUR, GEORGIA 30030
785.282.2772
SURVEYOR: HAYES JAMES & ASSOCIATES
4145 SHACKLEFORD ROAD
SUITE 300
NORCROSS, GEORGIA 30093
www.hayesjames.com
SITE ADDRESS: 3581 ROCKBRIDGE ROAD
STONE MOUNTAIN, GEORGIA 30088
PROPERTY I.D. 18 011 06 001

AREA

4.882± ACRES
212,653± SQ. FT.
ZONING MR-2
(PROPOSED)

TECHNICAL DATA

DATE OF SURVEY: JANUARY 2020
EQUIPMENT USED: NIKON DTM 521
ANGULAR ERROR: 0'00'30"±
PRECISION: 1: 10,000+
TYPE OF ADJUSTMENT: COMPASS RULE
PLAT CLOSURE: 1: 100,000+

LEGAL DESCRIPTION (AS SURVEYED):

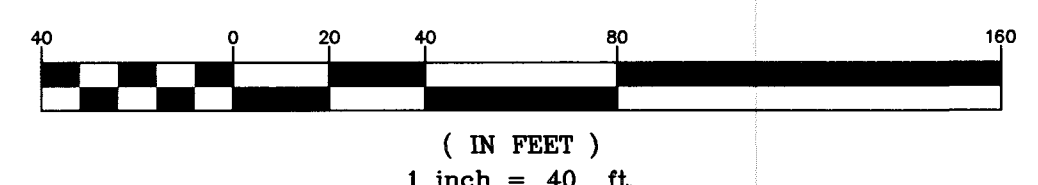
ALL THAT CERTAIN PIECE, PARCEL, OR LOT OF LAND LYING AND BEING IN LAND LOT 11 OF THE 18TH DISTRICT, DEKALB COUNTY, GEORGIA AND BEING MORE FULLY SHOWN ON A BOUNDARY SURVEY FOR CAPTURA PROPERTIES, LLC DATED FEBRUARY 3, 2020, PREPARED BY HAYES, JAMES AND ASSOCIATES AND HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT A #4 REBAR SET AT THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF ROCKBRIDGE ROAD (RIGHT OF WAY VARIES) AND THE EASTERLY RIGHT OF WAY OF INTERSTATE 285 (RIGHT OF WAY VARIES), SAID POINT BEING THE POINT OF BEGINNING (P.O.B.);
THENCE CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY OF ROCKBRIDGE ROAD SOUTH TO DEGREES 31 MINUTES 43 SECONDS EAST (S70°31'43"E) A DISTANCE OF 148.14' TO A POINT; THENCE CONTINUING SOUTH 88 DEGREES 29 MINUTES 52 SECONDS EAST (S88°29'52"E) A DISTANCE OF 52.20' TO A POINT; THENCE CONTINUING SOUTH 71 DEGREES 38 MINUTES 50 SECONDS EAST (S71°38'50"E) A DISTANCE OF 430.97' TO A #4 REBAR FOUND, THENCE TURNING AND LEAVING SAID RIGHT OF WAY CONTINUING ALONG THE SHARED LINE OF N/F NORTON LA TH SOUTH 17 DEGREES 24 MINUTES 03 SECONDS WEST (S17°24'03"W) FOR A DISTANCE OF 271.09' TO A POINT (POINT "A") OFF-SET FROM THE CENTERLINE OF A CREEK, (SAID CREEK BEING THE PROPERTY LINE); THENCE TURNING AND CONTINUING ALONG A TRAVERSE LINE THAT RUNS ALONG SAID CREEK THE FOLLOWING THREE (3) COURSES AND DISTANCES: NORTH 81 DEGREES 17 MINUTES 11 SECONDS WEST (N81°17'11"W) FOR A DISTANCE OF 71.91' TO A POINT; SOUTH 24 DEGREES 40 MINUTES 55 SECONDS WEST (S24°40'55"W) FOR A DISTANCE OF 150.04' TO A POINT; SOUTH 45 DEGREES 09 MINUTES 01 SECONDS WEST (S45°09'01"W) FOR A DISTANCE OF 116.79' TO A POINT (POINT "B") ON THE EASTERLY RIGHT OF WAY OF INTERSTATE 285 (R/W VARIES); SAID POINT "B" BEING LOCATED 13.59' FROM THE CENTERLINE OF SAID CREEK; THENCE FROM SAID POINT "B" CONTINUING ALONG THE EAST RIGHT OF WAY OF INTERSTATE 285 (R/W VARIES) NORTH 17 DEGREES 25 MINUTES 39 SECONDS WEST (N17°25'39"W) A DISTANCE OF 23.33' TO A POINT; THENCE CONTINUING NORTH 35 DEGREES 37 MINUTES 22 SECONDS WEST (N35°37'22"W) A DISTANCE OF 281.23' TO A POINT; THENCE CONTINUING NORTH 20 DEGREES 39 MINUTES 42 SECONDS WEST (N20°39'42"W) A DISTANCE OF 227.10' TO A POINT; THENCE CONTINUING NORTH 15 DEGREES 17 MINUTES 29 SECONDS WEST (N15°17'29"W) A DISTANCE OF 197.29' TO THE POINT OF BEGINNING (P.O.B.) AND CONTAINING 4.882± ACRES (212,653± SQ. FT.).

LEGEND

| LINE TYPES | SYMBOLS |
|------------------------|---------------------------------|
| ADJACENT PROPERTY LINE | DWCB DOUBLE WING CATCH BASIN |
| BUILDING SETBACK LINE | FOC-B FIBER OPTIC CABLE BOX |
| CREEK LINE | GY GUY WIRE |
| CURB AND GUTTER (C&G) | HW HEAD WALL |
| EDGE OF GRAVEL | IPS IRON PIN SET |
| FENCE LINE | JB JUNCTION BOX |
| FORCED MAIN | LLL LAND LOT LINE |
| FIBER OPTIC | LOT SUBDIVISION LOT # |
| GAS MAIN | LP LIGHT POLE |
| INDEX CONTOUR | MAR-FD FIBER OPTIC CABLE MARKER |
| INTERMEDIATE CONTOUR | MB MAILBOX |
| LAND LOT LINE | OCS OUTLET CONTROL STRUCTURE |
| OVERHEAD POWER LINE | OTF OPEN TOP PIPE FOUND |
| SANITARY SEWER PIPE | PIV POST INDICATOR VALVE |
| SITE WALL | PM POWER METER |
| STORM SEWER PIPE | PP POWER POLE |
| SUBJECT PROPERTY LINE | RF REBAR FOUND |
| TELEPHONE LINE | RS REBAR SET |
| WATER MAIN | RWM RIGHT-OF-WAY MONUMENT |
| | SBMH SOUTHERN BELL MANHOLE |
| | SGN TRAFFIC SIGN |
| | SSE SANITARY SEWER EASEMENT |
| | SSMH SANITARY SEWER MANHOLE |
| | SWCB SINGLE WING CATCH BASIN |
| | TM TELEPHONE MARKER |
| | TPED TELEPHONE PEDESTAL |
| | TRFD TRANSFORMER |
| | TSB TRAFFIC SIGNAL BOX |
| | WM WATER METER |
| | WV WATER VALVE |
| | WLT WATER VAULT |

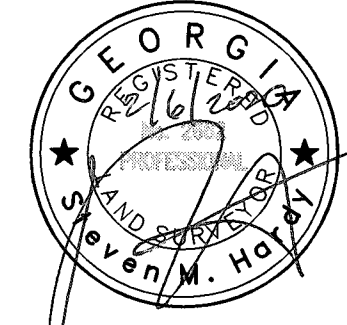
GRAPHIC SCALE



BOUNDARY SURVEY
CAPTURA PROPERTIES, LLC

PROJECT LOCATION

Land lot(s) : 11TH
District: 18TH
Section:
City: DECATUR
County: DEKALB
State: GEORGIA

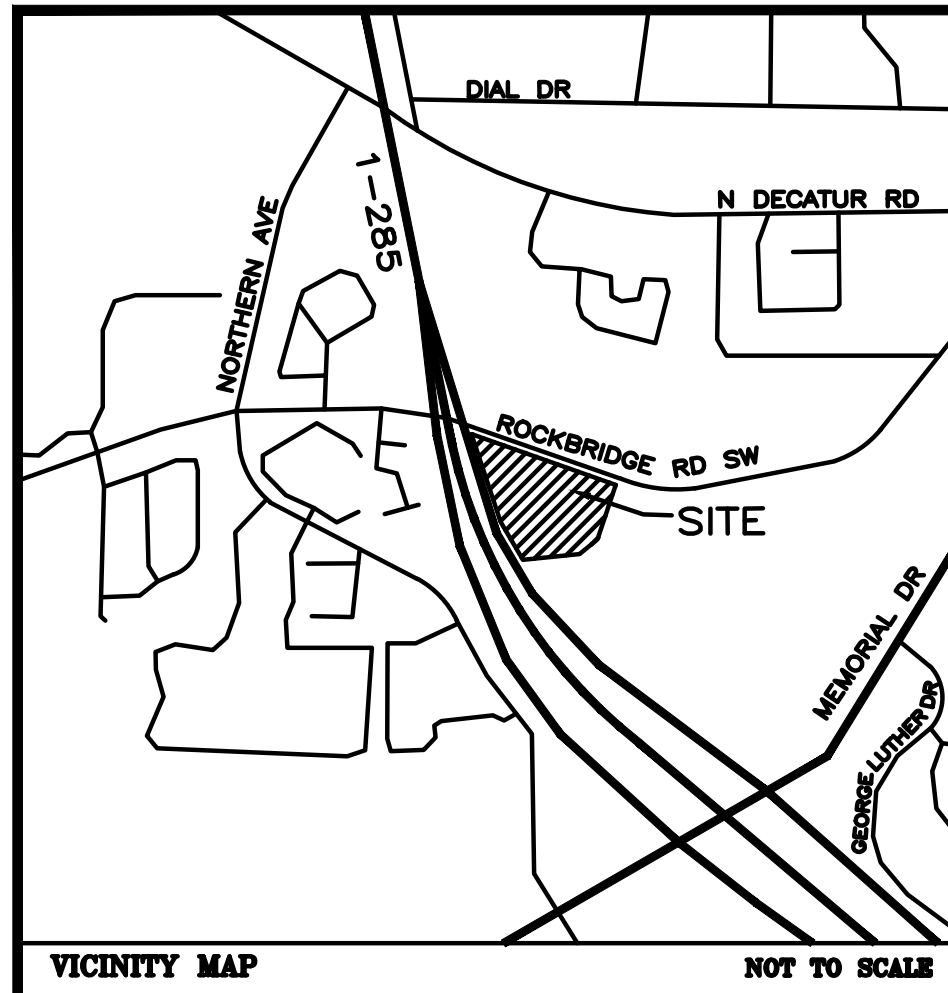


Project #: 20-005
Drawn By: H.D.W.
Checked By: S.M.H.
Scale: 1" = 40'
Date: FEBRUARY 3, 2020

| NO. | DATE | DESCRIPTION |
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Sheet Number 1 of 1

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VICINITY MAP NOT TO SCALE

OWNER/DEVELOPER:
 captura properties I, LLC
 160 CLAIREMONT AVE
 DECATUR, GA 30030
 CONTACT: GUS ABALO
 (786) 282-2772

ENGINEER:
 HAYES, JAMES & ASSOCIATES, INC.
 4145 SHACKLEFORD ROAD SUITE 300
 NORCROSS, GEORGIA 30093
 CONTACT: CHRISTIE SIMS/MARK BOND
 (770) 923-1600

PROJECT SITE = 4.87 ACRES
 PROJECT ADDRESS IS ROCKBRIDGE ROAD
 EXISTING ZONING = R-75
 PROPOSED ZONING = MR-2 (MEDIUM DENSITY RESIDENTIAL DISTRICT)

PROJECT USE IS 52 SINGLE FAMILY TOWNHOME UNITS
 MINIMUM LOT/UNIT WIDTH = 20'
 MINIMUM LOT AREA = 1,000 SFT
 MAXIMUM HEIGHT OF BUILDINGS = 3 STORIES OR 45'

12 DU/AC IN MR-2
 DU/AC FOR 4.87 AC = 58.44 DU/AC MAX
 PROPOSED DU/AC FOR PROJECT 4.87 AC = 10.68 DU/AC
 (52 RESIDENTIAL UNITS)

FRONT SETBACK = 12' ALONG ROCKBRIDGE ROAD
 SIDE SETBACK = 10'
 SIDE CORNER SETBACK ALONG I-285 = 10'
 REAR SETBACK = 15'
 NO TRANSITIONAL BUFFER REQUIRED BETWEEN MR-2 AND R-75 ZONING
 50 TRANSITIONAL BUFFER REQUIRED BETWEEN MR-2 AND C-1 ZONING

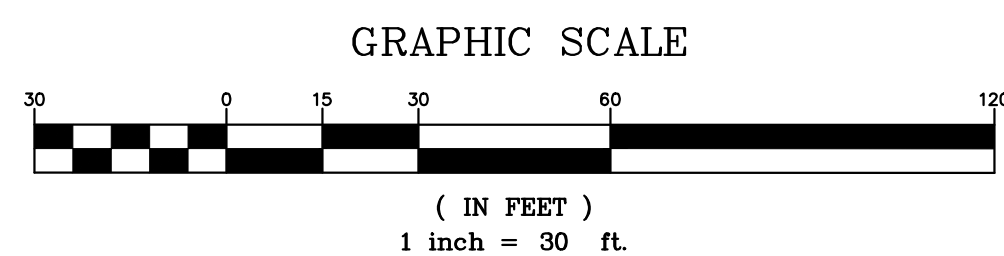
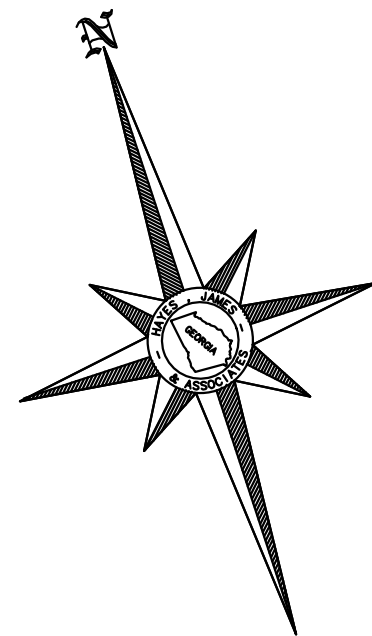
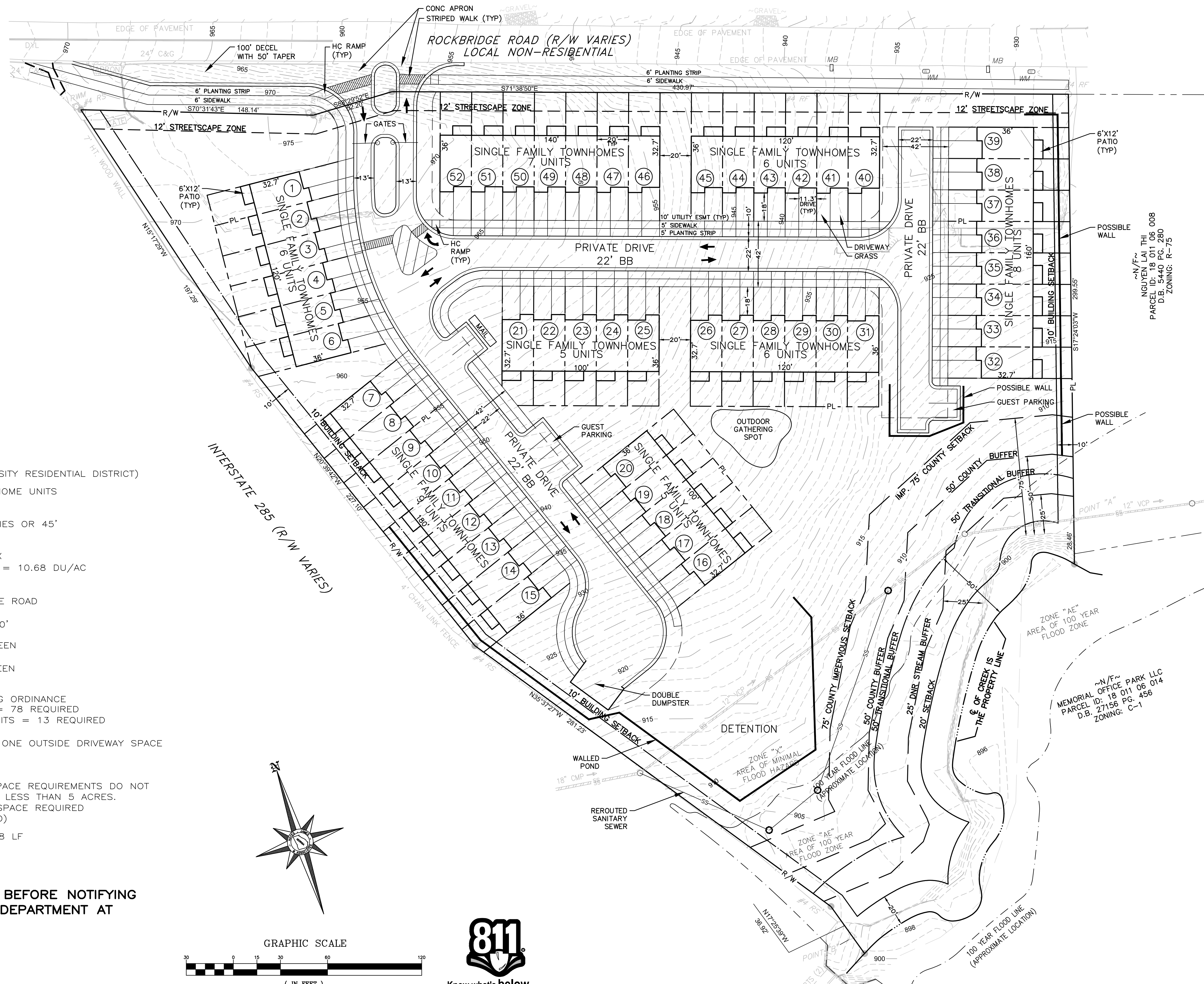
PARKING SPACES BASED ON MR-2 ZONING ORDINANCE
 RESIDENTIAL = 1.5 SPACES X 52 UNITS = 78 REQUIRED
 GUEST PARKING = 0.25 SPACES X 52 UNITS = 13 REQUIRED
 TOTAL PARKING REQUIRED = 91
 EACH UNIT HAS A ONE CAR GARAGE AND ONE OUTSIDE DRIVEWAY SPACE
 ADDITIONAL GUEST SPACES = 8
 TOTAL PARKING PROVIDED = 112

ARTICLE 27-5.5.1B STATES THAT OPEN SPACE REQUIREMENTS DO NOT APPLY TO RESIDENTIAL SUBDIVISIONS WITH LESS THAN 5 ACRES.
 THIS SITE HAS 4.87 ACRES - NO OPEN SPACE REQUIRED
 LOT COVERAGE = xx% (85% MAX ALLOWED)

NEW SIDEWALKS TO BE PROVIDED = 2,108 LF

DO NOT BEGIN CONSTRUCTION BEFORE NOTIFYING DEKALB COUNTY INSPECTIONS DEPARTMENT AT (404) 371-2117.

24 HR. EMERGENCY CONTACT: MR. GUS ABALO



Know what's below.
 Call before you dig.

4145 SHACKLEFORD ROAD
 SUITE 300
 NORCROSS, GEORGIA 30093
 TEL: (770) 923-1600
 FAX: (770) 923-4202

captura properties I, LLC

160 CLAIREMONT AVE
 DECATUR, GA 30030

Contact: GUS ABALO
 (786) 282-2772

This document is prepared for the exclusive use of captura solar and shall not be relied on by any other person or entity.

| No. | REVISION | Description | By | Date |
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FOR REVIEW ONLY
 NOT TO BE RELEASED FOR CONSTRUCTION

PRELIM ISSUE:
 3/17/2020

Project Title

ROCKBRIDGE ROAD

Project Location
 Address 3581 ROCKBRIDGE ROAD
 City, State Zip STONE MOUNTAIN, GA 30083
 Land Lot -
 District-Section -
 County DEKALB

Project No. 20-505
 Drawn By: KC
 Checked By: CS
 Initial Issue Date: XX-XX-XXXX

Sheet Title

REZONING EXHIBIT

Sheet Number

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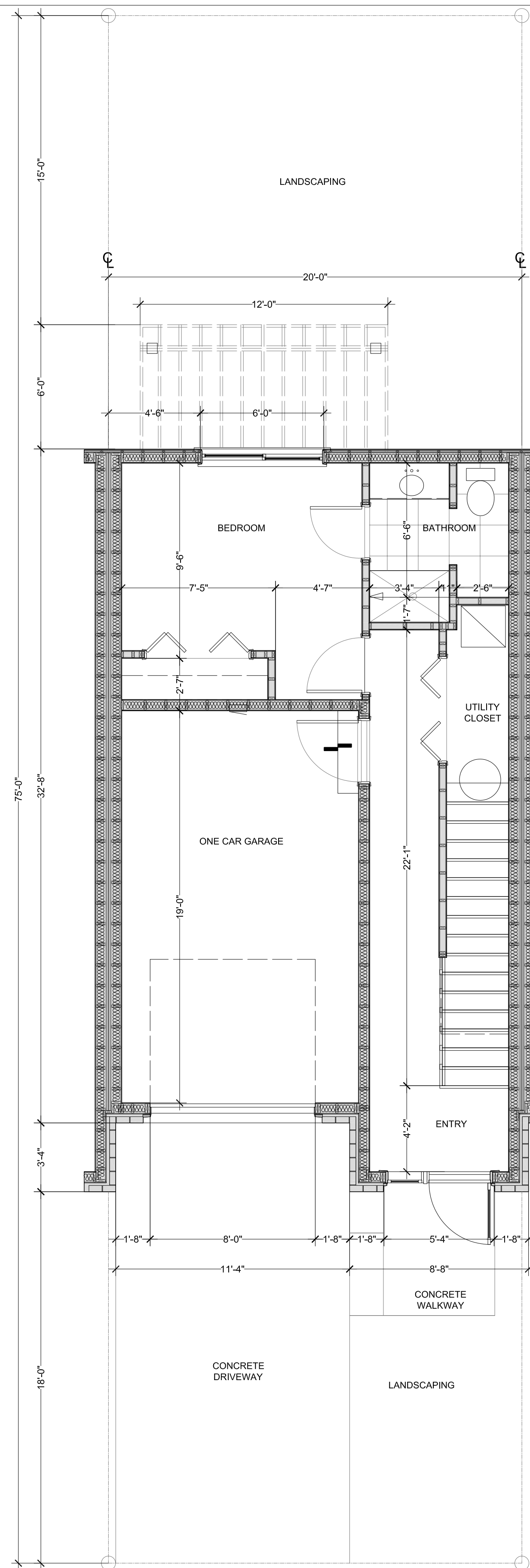
REAR ELEVATION

3/16" = 1'-0"



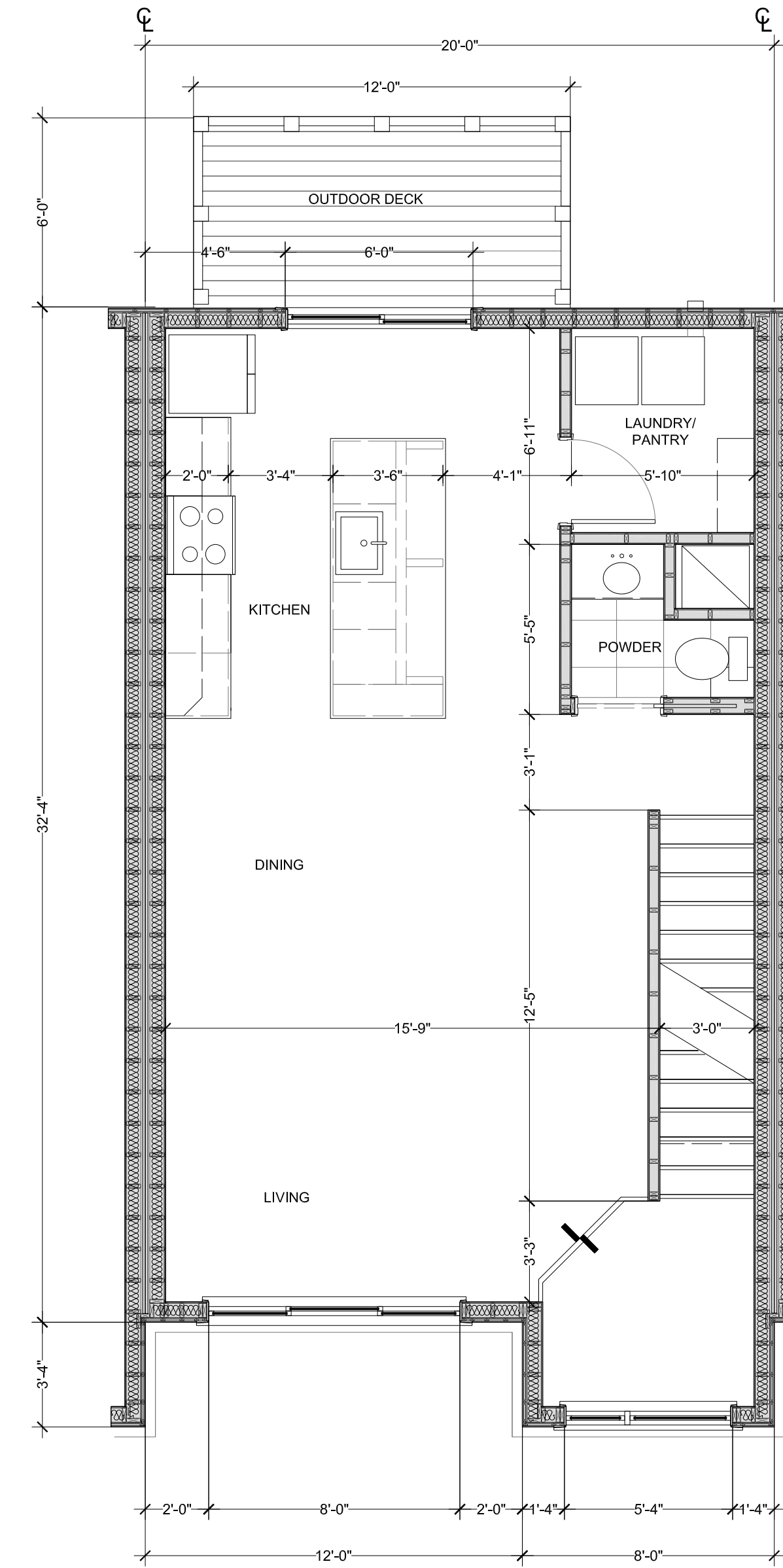
FRONT ELEVATION

3/16" = 1'-0"



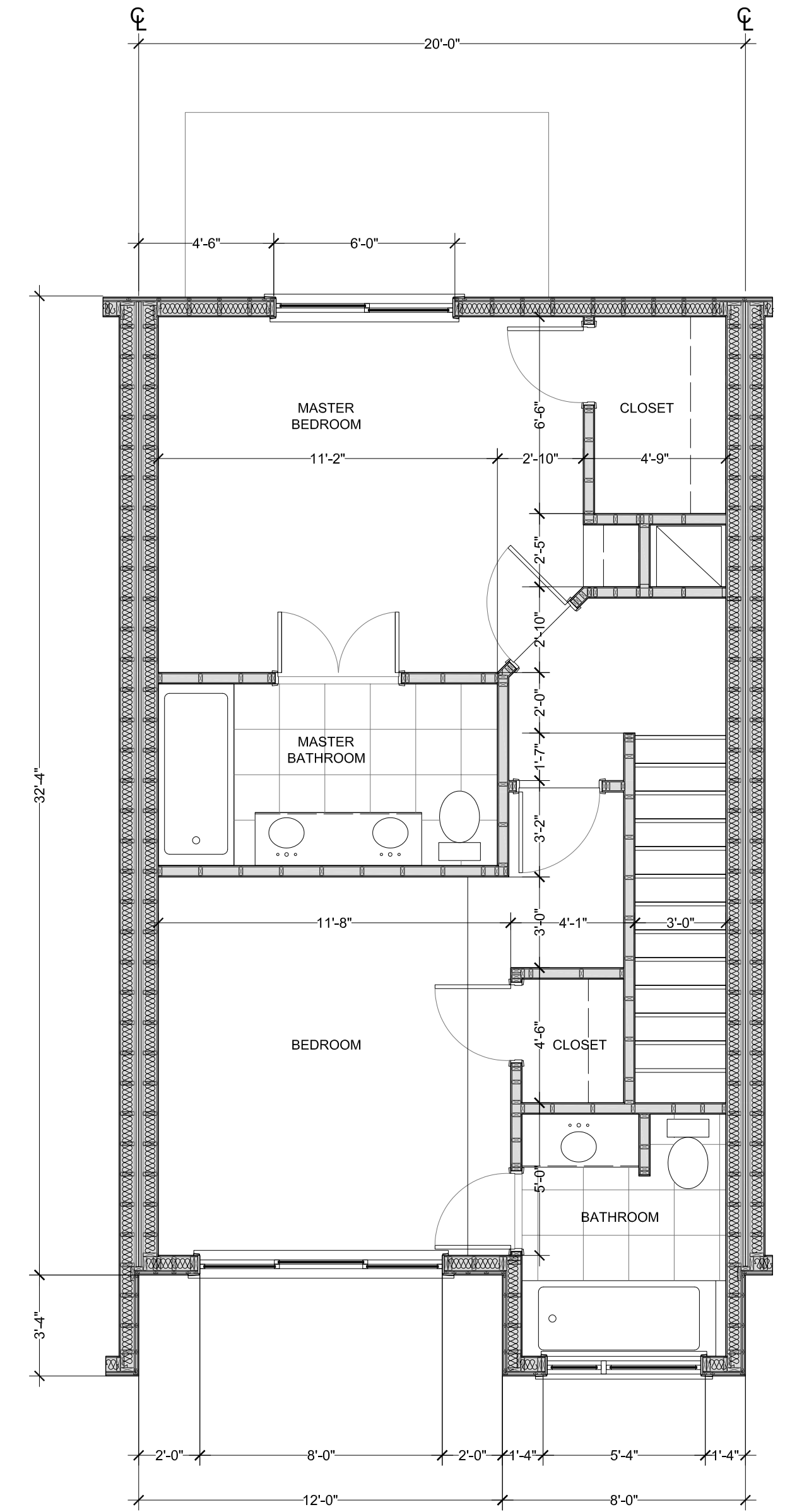
LEVEL 1 FLOOR PLAN

1/4" = 1'-0"



LEVEL 2 FLOOR PLAN

1/4" = 1'-0"



LEVEL 3 FLOOR PLAN

1/4" = 1'-0"

UNIT A - PARCELS 1 THRU 39

MR-2 ZONING DISTRICT
 SINGLE FAMILY ATTACHED UNIT - 3 BED/3.5 BATH/ 1 CAR GARAGE
 LOT WIDTH: 20'-0" (minimum 20'-0")
 LOT AREA: 1500SF (minimum 1000SF)
 LOT COVERAGE: 52.8% (maximum 85%)
 UNIT SIZE heated,living: 1560SF (minimum 1000SF)
 UNIT STORIES/HEIGHT: 3 stories/35'-6" (maximum 3 stories/ 45'-0")
 FRONT SETBACK: 18'-0" (minimum 10' maximum 20')
 REAR SETBACK: 15'-0" (10'-0" with alley/15'-0" without alley)

ROCKBRIDGE ROAD PROPOSED DEVELOPMENT

3581 ROCKBRIDGE ROAD
 STONE MOUNTAIN, GA 30083
 DEKALB COUNTY GEORGIA



PREPARED BY: LUIS MATALON AIA, NCARB, LEED AP (RA014115)
 FOR: CAPTURA PROPERTIES I, LLC
 MAR 22, 2020



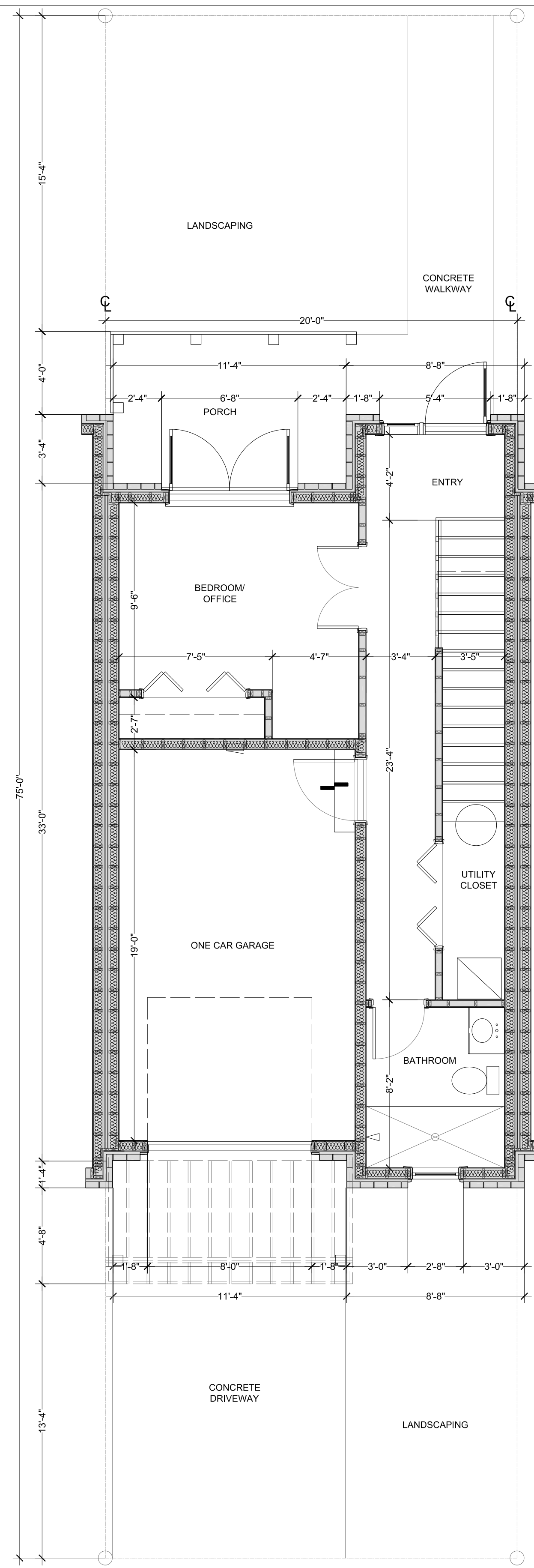
REAR ELEVATION

3/16" = 1'-0"



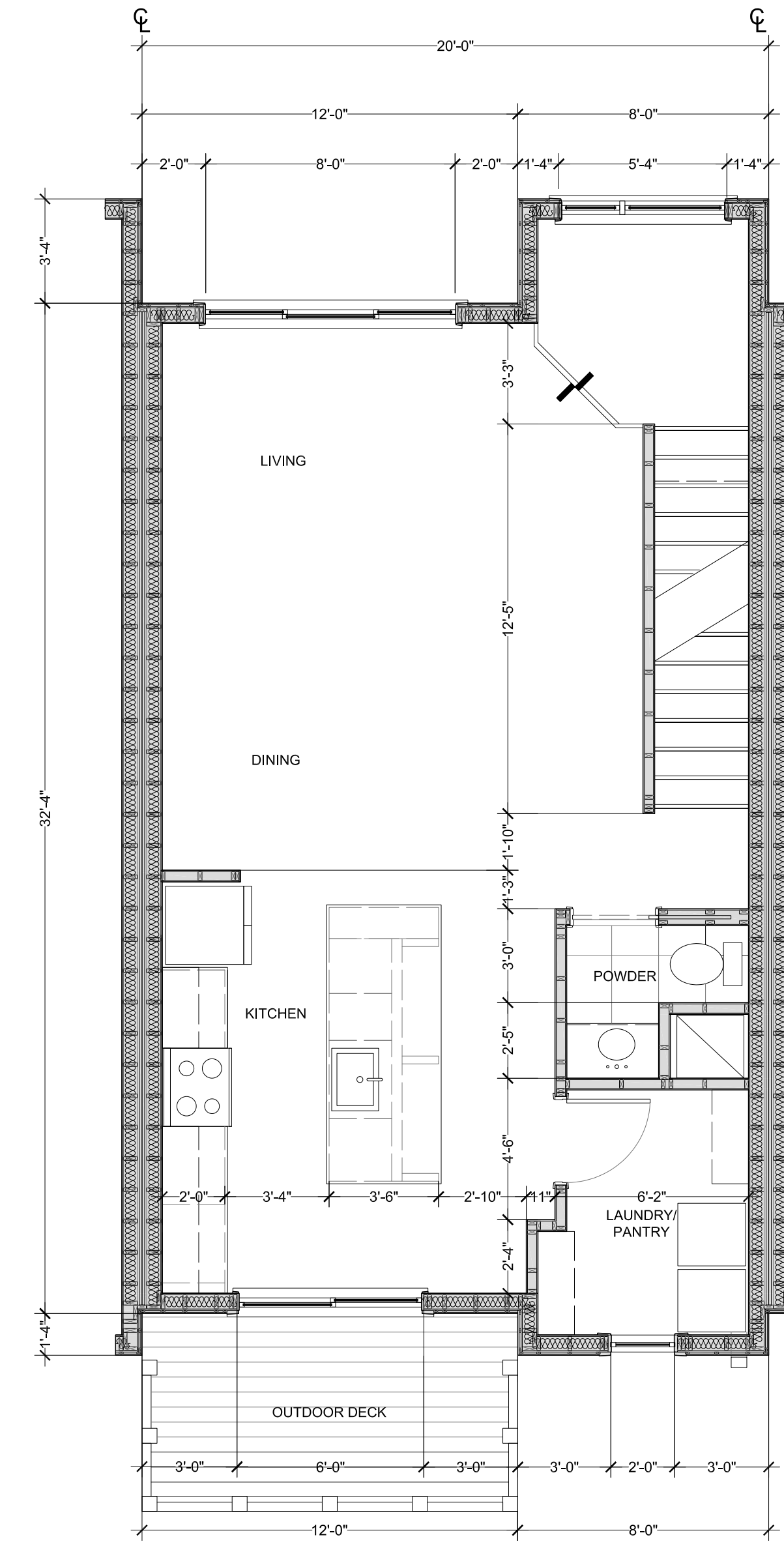
FRONT ELEVATION

3/16" = 1'-0"



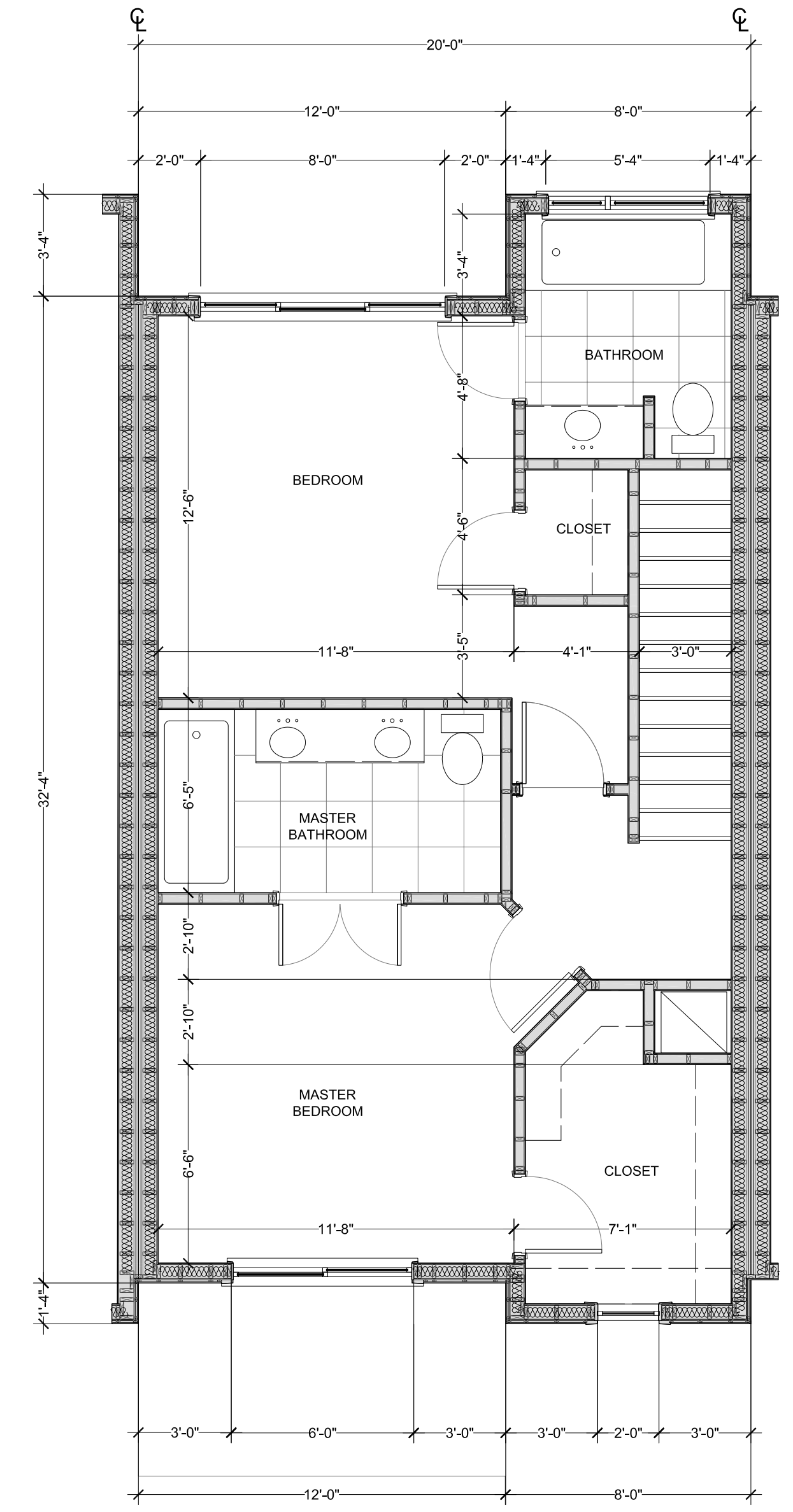
LEVEL 1 FLOOR PLAN

1/4" = 1'-0"



LEVEL 2 FLOOR PLAN

1/4" = 1'-0"



LEVEL 3 FLOOR PLAN

1/4" = 1'-0"

UNIT B - PARCELS 40 THRU 52
*FRONTAGE UNITS ON ROCKBRIDGE ROAD

MR-2 ZONING DISTRICT
SINGLE FAMILY ATTACHED UNIT - 3 BED/3.5 BATH/ 1 CAR GARAGE
LOT WIDTH: 20'-0" (minimum 20'-0")
LOT AREA: 1500SF (minimum 1000SF)
LOT COVERAGE: 54% (maximum 85%)
UNIT SIZE heated,living: 1590SF (minimum 1000SF)
UNIT STORIES/HEIGHT: 3 stories/35'-6" (maximum 3 stories/ 45'-0")
FRONT SETBACK: 19'-4" (minimum 10' maximum 20')
REAR SETBACK: 13'-4" (10'-0" with alley/15'-0" without alley)

ROCKBRIDGE ROAD PROPOSED DEVELOPMENT

3581 ROCKBRIDGE ROAD
STONE MOUNTAIN, GA 30083
DEKALB COUNTY GEORGIA



PREPARED BY: LUIS MATALON AIA, NCARB, LEED AP
FOR: CAPTURA PROPERTIES I, LLC
MAR 22, 2020



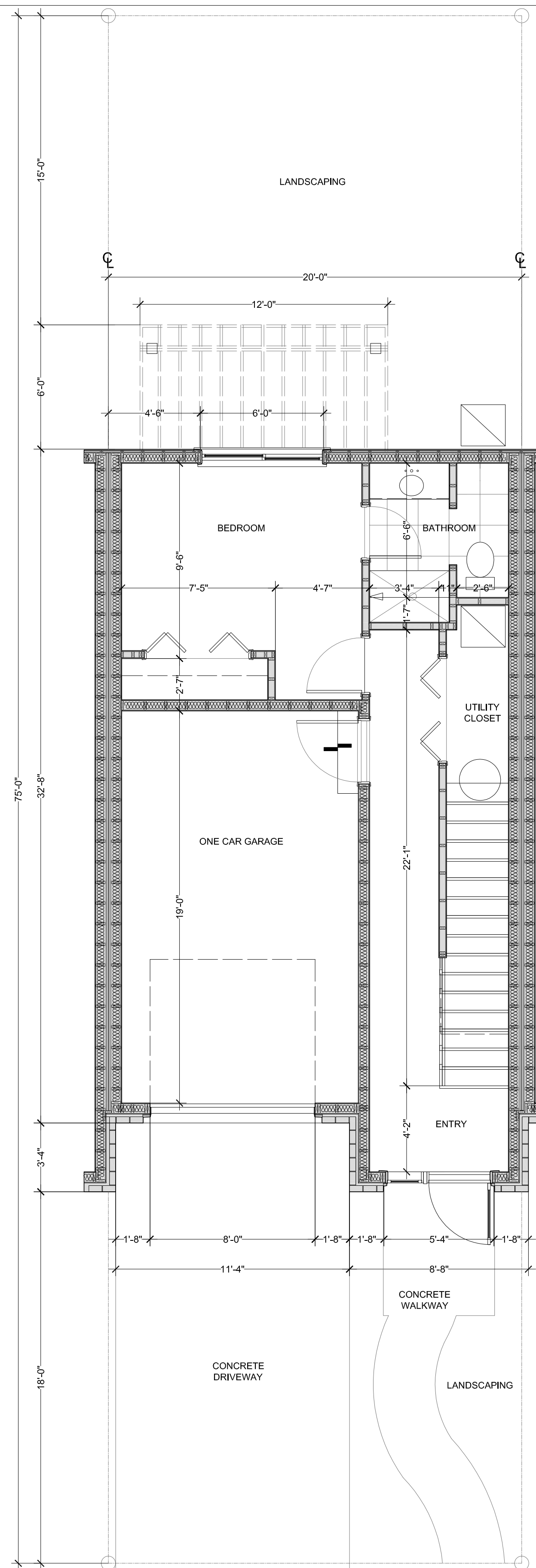
REAR ELEVATION

3/16" = 1'-0"



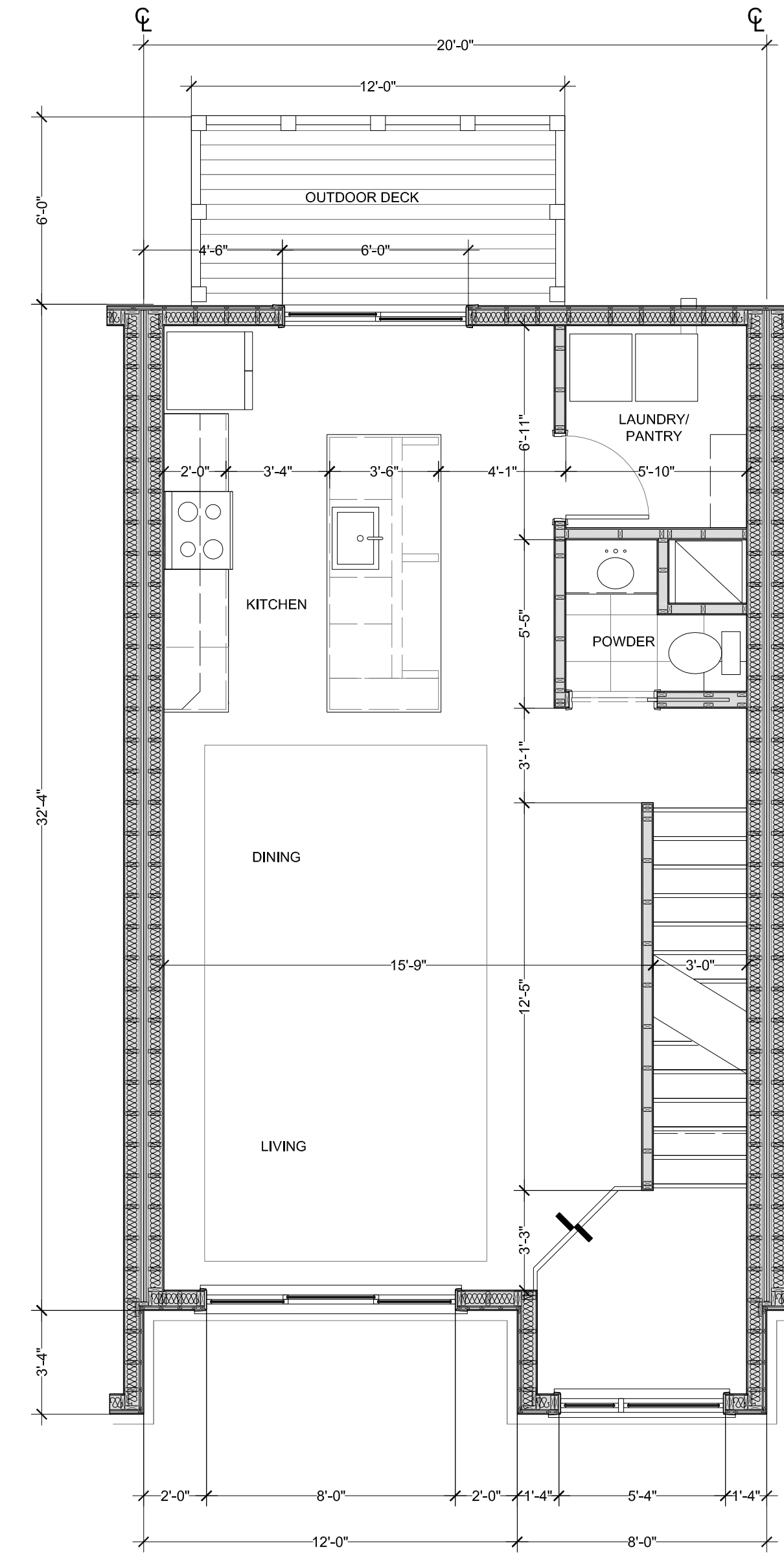
FRONT ELEVATION

3/16" = 1'-0"



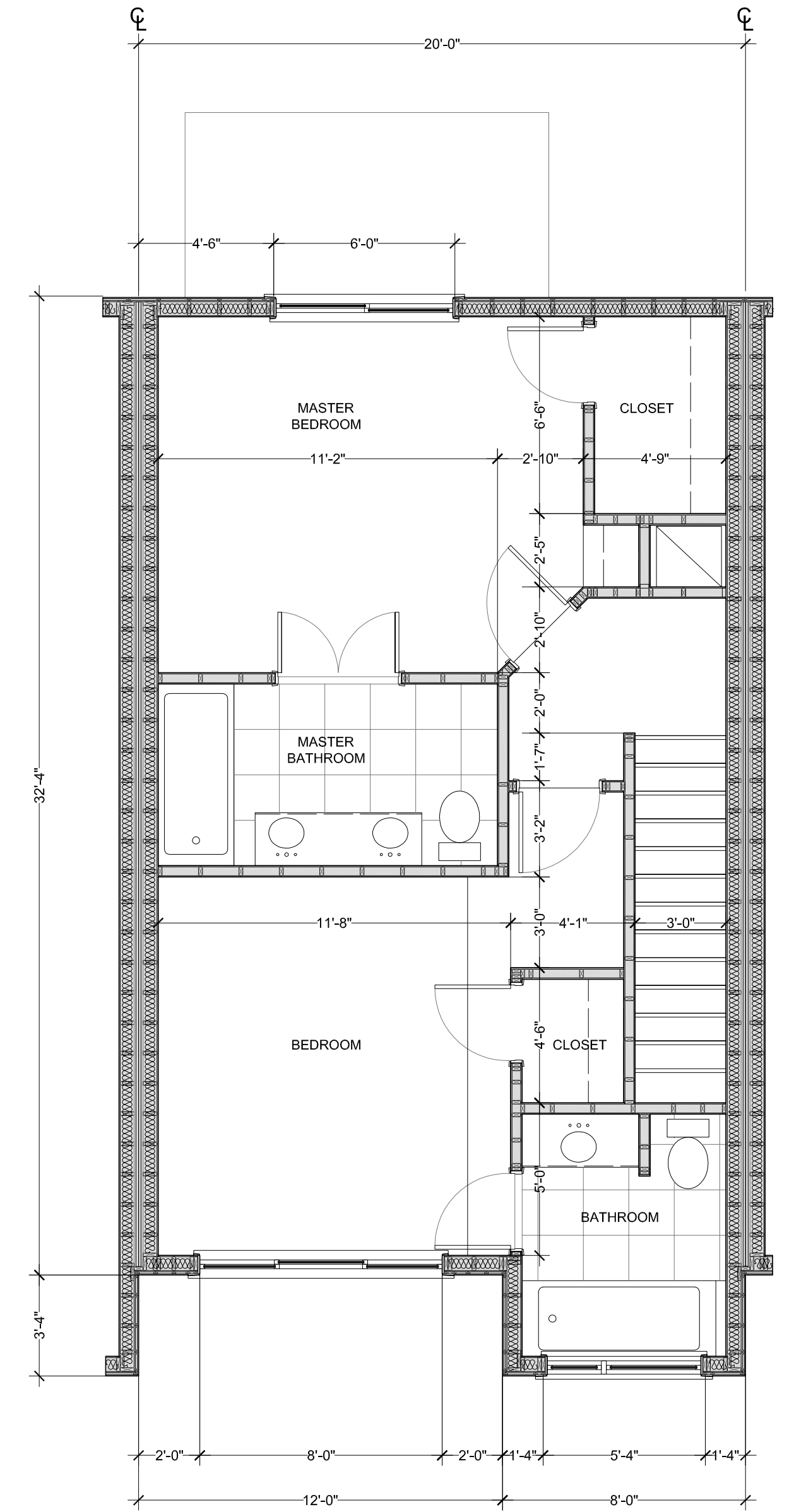
LEVEL 1 FLOOR PLAN

1/4" = 1'-0"



LEVEL 2 FLOOR PLAN

1/4" = 1'-0"



LEVEL 3 FLOOR PLAN

1/4" = 1'-0"

UNIT A - PARCELS 1 THRU 40

MR-2 ZONING DISTRICT
 SINGLE FAMILY ATTACHED UNIT - 3 BED/3.5 BATH/ 1 CAR GARAGE
 LOT WIDTH: 20'-0" (minimum 20'-0")
 LOT AREA: 15000SF (minimum 10000SF)
 LOT COVERAGE: 52.8% (maximum 85%)
 UNIT SIZE heated,living: 1560SF (minimum 1000SF)
 UNIT STORIES/HEIGHT: 3 stories/35'-6" (maximum 3 stories/ 45'-0")
 FRONT SETBACK: 18'-0" (minimum 10' maximum 20')
 REAR SETBACK: 15'-0" (10'-0" with alley/15'-0" without alley)
 5.6.7.1 FACADE REQUIREMENTS

-COVERED PORCH
 -SHADELET WITH ARTICULATED HEEDIT
 -DECORATIVE PATTERN ON EXTERIOR FINISH
 -BRICK BASE MATERIAL AND COLOR TO VARY BETWEEN UNITS
 -FACADE HAS PROJECTIONS TO AVOID FLAT PROFILES
 -MINIMUM OPENING RATIOS MET

ROCKBRIDGE ROAD PROPOSED DEVELOPMENT

3581 ROCKBRIDGE ROAD
 STONE MOUNTAIN, GA 30083
 DEKALB COUNTY GEORGIA



PREPARED BY: LUIS MATALON AIA, NCARB, LEED AP (RA014115)
 FOR: CAPTURA PROPERTIES I, LLC
 JUNE 12, 2021



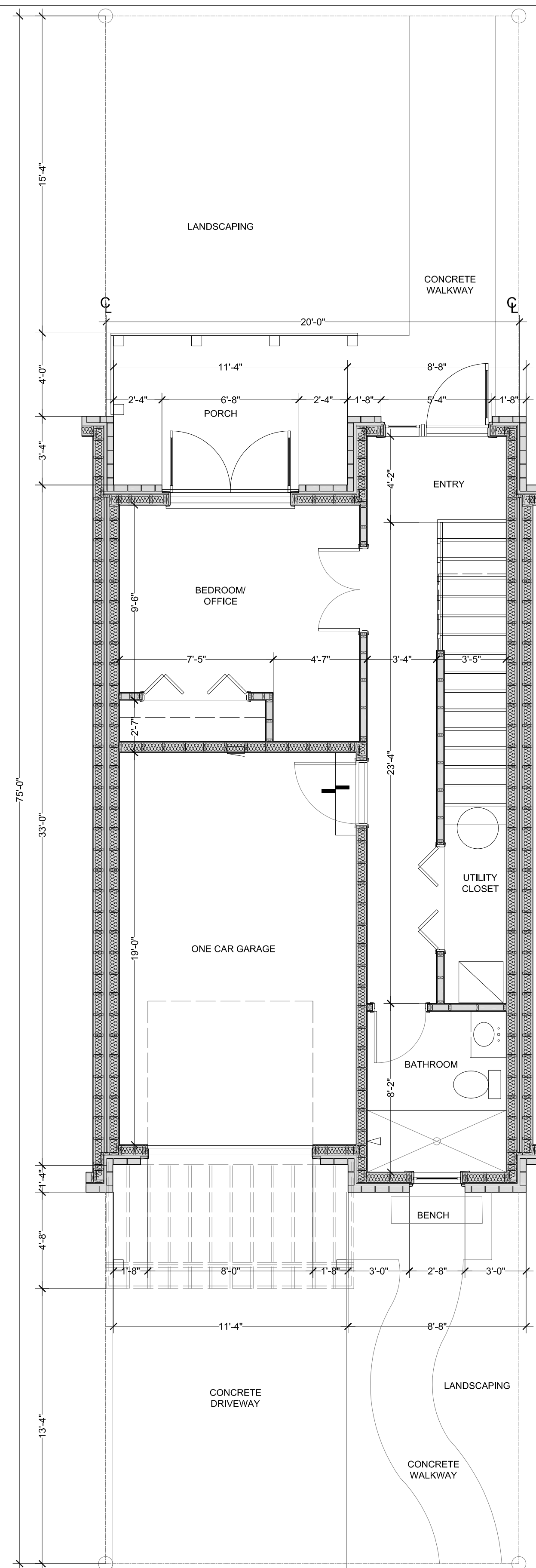
REAR ELEVATION

3/16" = 1'-0"



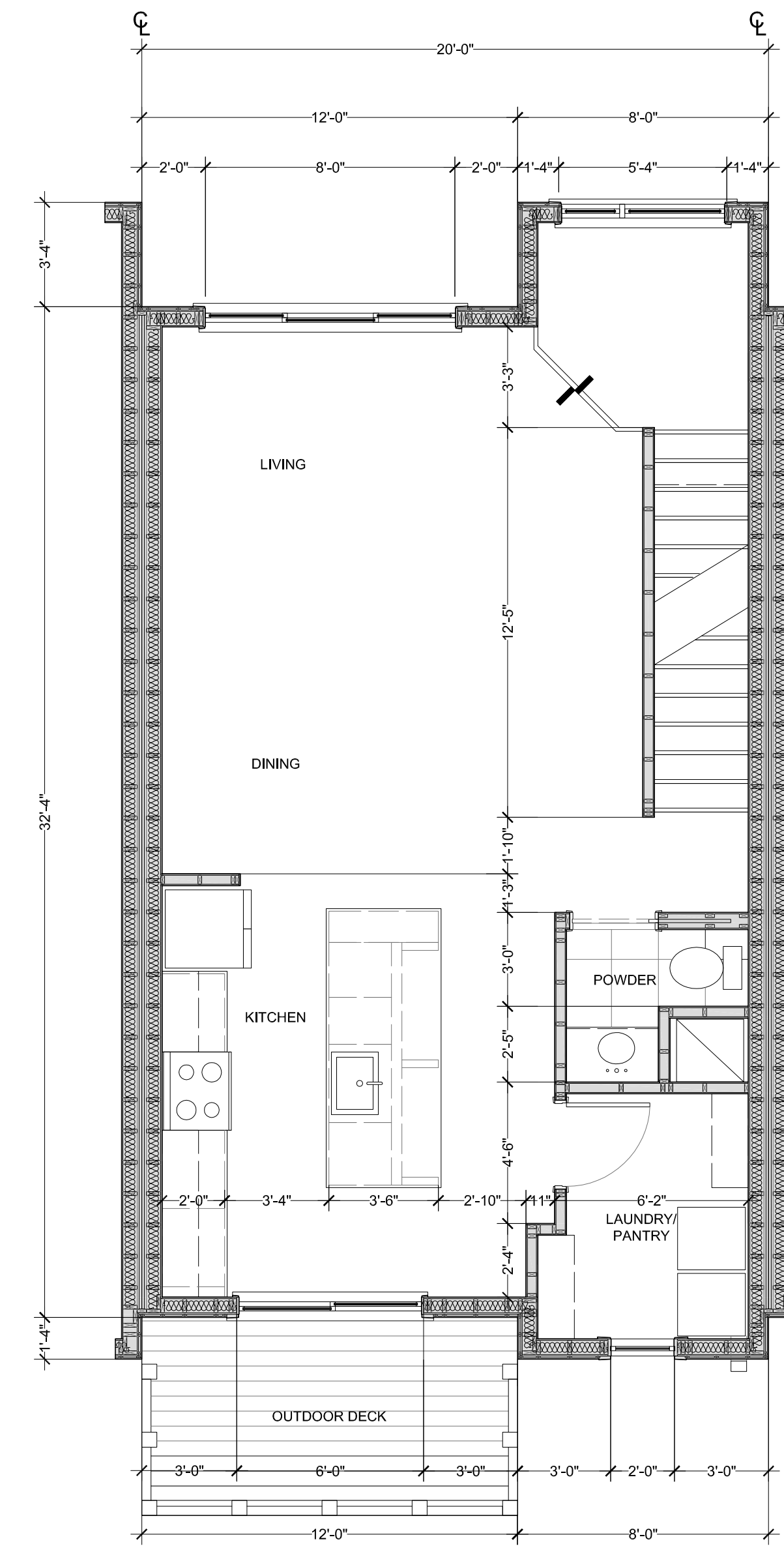
FRONT ELEVATION - ROCKBRIDGE ROAD

3/16" = 1'-0"



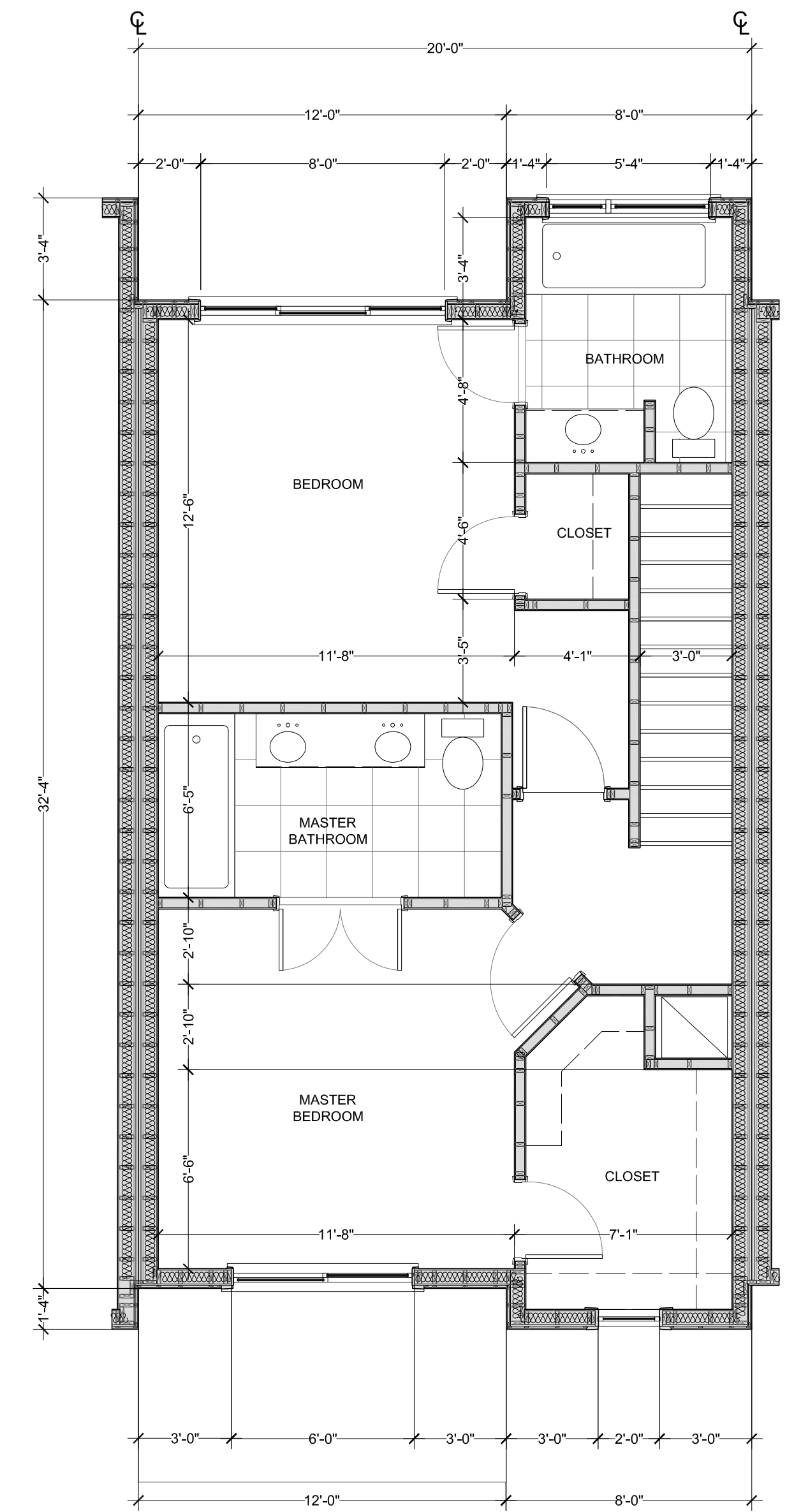
LEVEL 1 FLOOR PLAN

1/4" = 1'-0"



LEVEL 2 FLOOR PLAN

1/4" = 1'-0"



LEVEL 3 FLOOR PLAN

1/4" = 1'-0"

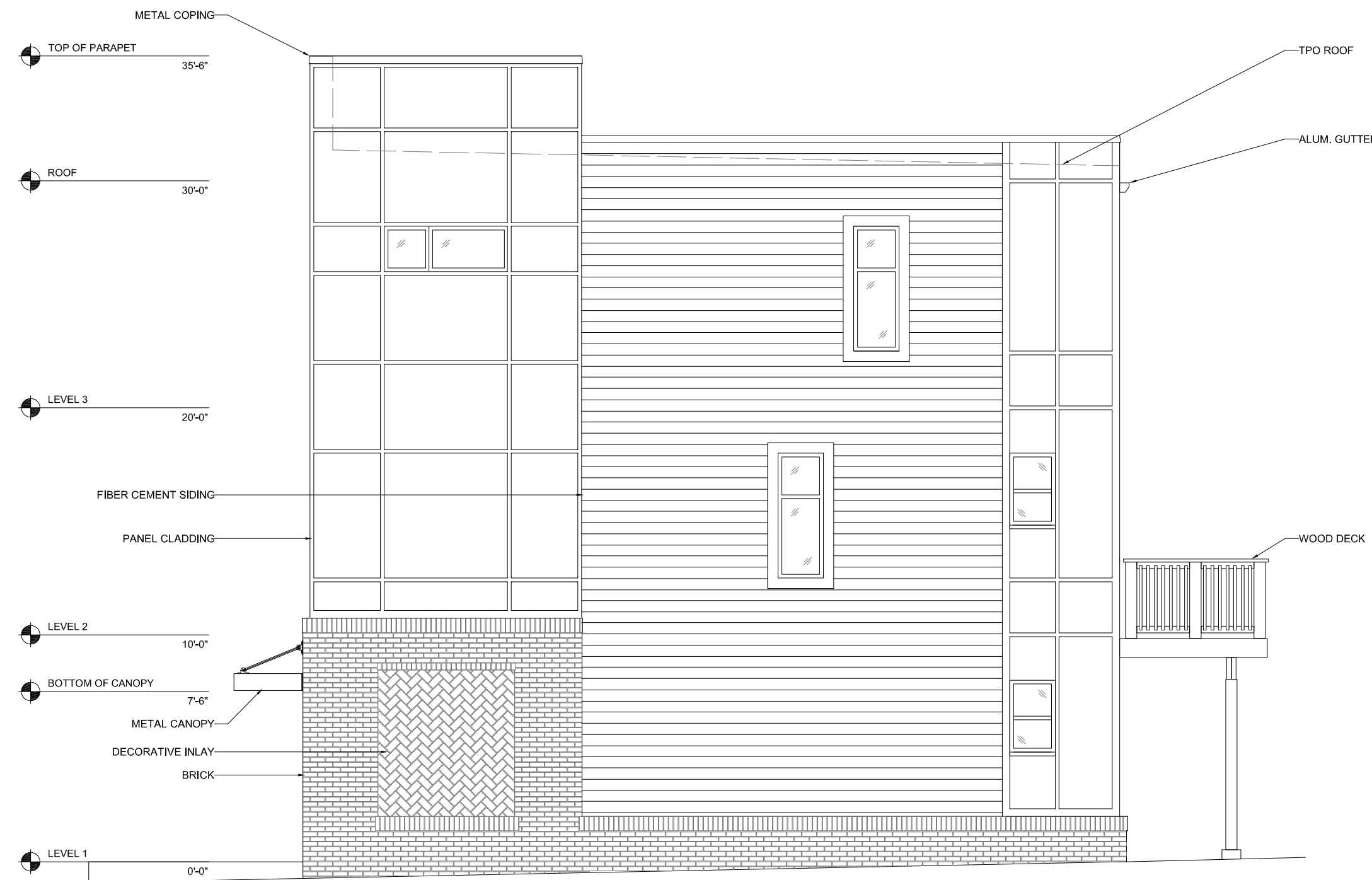
UNIT B - PARCELS 41 THRU 53
*FRONTAGE UNITS ON ROCKBRIDGE ROAD

MR-2 ZONING DISTRICT
 SINGLE FAMILY ATTACHED UNIT - 3 BED/3.5 BATH/ 1 CAR GARAGE
 LOT WIDTH: 20'-0" (minimum 20'-0")
 LOT AREA: 1500SF (minimum 1000SF)
 LOT COVERAGE: 54% (maximum 85%)
 UNIT SIZE heated,living: 1590SF (minimum 1000SF)
 UNIT STORIES/HEIGHT: 3 stories/35'-6" (maximum 3 stories/ 45'-0")
 FRONT SETBACK: 19'-4" (minimum 10' maximum 20')
 REAR SETBACK: 13'-4" (10'-0" with alley/15'-0" without alley)
 5.6.7.1 FACADE REQUIREMENTS

ROCKBRIDGE ROAD PROPOSED DEVELOPMENT

3581 ROCKBRIDGE ROAD
 STONE MOUNTAIN, GA 30083
 DEKALB COUNTY GEORGIA





SIDE ELEVATION

3/16" = 1'-0"



SIDE ELEVATION

3/16" = 1'-0"

TYP. BUILDING SIDE ELEVATION

MR-2 ZONING DISTRICT
 SINGLE FAMILY ATTACHED UNIT - 3 BED/3.5 BATH/ 1 CAR GARAGE
 LOT WIDTH: 20'-0" (minimum 20'-0")
 LOT AREA: 1500SF (minimum 1000SF)
 LOT COVERAGE: 54% (maximum 85%)
 UNIT SIZE heated,living: 1590SF (minimum 1000SF)
 UNIT STORIES/HEIGHT: 3 stories/35'-6" (maximum 3 stories/ 45'-0")
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5.6.7.1 FACADE REQUIREMENTS
 -COVERED PORCH
 -PARAPET WITH ARTICULATED HEIGHT
 -DECORATIVE PATTERN ON EXTERIOR FINISH
 -BRICK BASE MATERIAL AND COLOR TO VARY BETWEEN UNITS
 -FACADE HAS PROJECTIONS TO AVOID FLAT FRONTS
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