

**DeKalb County Planning and Sustainability Department
Proposed Deannexation Report**



DeKalb County Future Land Use Designation (Dennex To)	[Proposed Jurisdiction] Land Use Designation (Deannex From)	Land Use Impact / Recommendation
<p>Property Address: 250 West Parkwood Rd. Decatur, GA 30030</p> <p>Land Use Designation: <i>(based on the DeKalb County 2035 Comprehensive Plan, Adopted February 14, 2017, Updated July 14, 2021):</i> Suburban</p> <p>Description of Land Use: Suburban:</p> <p>Surrounding Land Use bounding property: North: City of Decatur, Low Density Residential South: DeKalb County, Suburban East: City of Decatur, Low Density Residential West: DeKalb County, Suburban</p>	<p>Property Address: 250 West Parkwood Rd. Decatur, GA 30030</p> <p>Proposed Land Use Designation: Low Density Residential (LDR)</p> <p>Description of Land Use: Low Density Residential</p> <p>Surrounding Land Use bounding property: North: City of Decatur, Low Density Residential South: DeKalb County, Suburban East: City of Decatur, Low Density Residential West: DeKalb County, Suburban</p>	<p>Proposed annexation compatible with DeKalb Future Land Use? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>City of Decatur’s Low Density Residential Land Use Designation is compatible with DeKalb County’s Suburban Character Area designation. Both Land Uses are intended to provide for low-density attached and detached single-family dwellings.</p>

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DeKalb County Zoning Designation (Deannex To)	[Proposed Jurisdiction] Zoning Designation (Deannex From)	Zoning Impact / Recommendation
<p>Property Address: 250 West Parkwood Rd. Decatur, GA 30030</p> <p>Zoning Designation (based on the DeKalb County Code of Ordinances, Chapter 27): R-85</p> <p>Description of Zoning: The purpose and intent of the board of commissioners in establishing the R-85 (Residential Medium Lot-85) District is as follows:</p> <ul style="list-style-type: none"> A. To provide for the protection of neighborhoods within the county where lots have a minimum area of twelve thousand (12,000) square feet; B. To provide for compatible infill development in neighborhoods; C. To provide protections for existing development as new subdivisions are created; D. To provide flexibility in design on the interior of new development while protecting surrounding development; E. To assure that the uses and structures authorized in the R-85 (Residential Medium Lot-85) District are those uses and structures designed to serve the housing, recreational, educational, religious, and social needs of the neighborhood; F. To provide for appropriately sized accessible and useable open space in new developments for health, recreational and social opportunities for county residents; G. To implement the future development map of the county's most current 	<p>Property Address: 250 West Parkwood Rd. Decatur, GA 30030</p> <p>Proposed Zoning Designation: R-85</p> <p>Description of proposed zoning: The purpose of this district is to provide for single-family residential development with a minimum lot size of 15,000 square feet, with such public buildings, schools, places of worship, public recreational facilities and accessory uses as may be necessary or are normally compatible with residential surroundings. The district is located to protect existing developments of this character.</p> <p>Zoning surrounding subject property: North: City of Decatur, R-85 South: DeKalb County, R-85 East: City of Decatur, R-85 West: DeKalb County, R-85</p>	<p>Proposed annexation compatible with DeKalb Zoning? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>Calculated Dwelling Unit Per Acre</p> <p>Both zoning designations, titled R-85 allow approximately 3 dwelling units per acre. The R-85 zoning designation in DeKalb County has a minimum lot size of 12,000 sq. ft. The R-85 zoning designation in the City of Decatur has a minimum lot size of 15,000 sq. ft.</p>

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comprehensive plan.

Zoning surrounding subject property:

- North: City of Decatur, R-85
- South: DeKalb County, R-85
- East: City of Decatur, R-85
- West: DeKalb County, R-85