

REZONING APPLICATION**to Amend the Official Zoning Map of DeKalb County, Georgia**APPLICANT/OWNER: Rahber Investments, LLC. c/o Battle Law, P.C.pSubject Property Address: 5313 & 5323 Rockbridge RoadCity: N Stone Mountain State: Georgia Zip: 30088Parcel ID Number(s): 18 038 04 035; 18 038 04 034Acreage: 1.47 Commission District(s): 4 Super District: 7Existing Zoning District(s): R-100 Proposed Zoning District(s): R-60Existing Land Use Designation(s): Suburban Proposed Land Use Designation(s): N/A (if applicable)

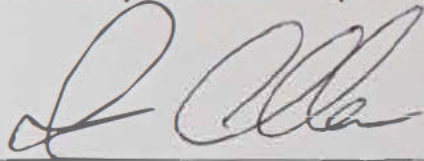
I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

☐

Owner

☒

Agent

Signature: Date: 10/05/2026**NOTE:** PLEASE BE MINDFUL THAT THE APPLICATION AND ALL OF ITS CONTENTS IS A PUBLIC RECORD ONCE SUBMITTED AND ACCEPTED FOR A ZONING CYCLE.**REZONE APPLICATION FEES:****RE, RLG, R-100, R-85, R-75, R-60 MHP, RNC, RSM, MR-1, MR-2** **\$500.00****HR-1, HR-2, HR-3 MU-1, MU-2, MU-3, MU-4,**
MU-5 O-I, OD, OIT, NS, C-1, C-2, M, M-2 **\$750.00****DeKalb County does not require payment by wire transfer.**
Be aware of scammers and fraudulent emails.



Battle Law

3562 Habersham at Northlake, Bldg. J, Ste 100
Tucker, Georgia 30084

Zoom Instructions:

Go to <https://battlelawpc.zoom.us/join> and Enter the Meeting ID that you have been provided with in the appropriate field and click "Join". To join by phone, please dial (646) 558-8656. If you are unable to attend or would like to learn more about the proposed project, please call our office at the number below.

We encourage you to come out and participate!

For More Information Contact
Jordan Battle at:
Phone: 404-601-7616 ext. 8
Email: jeb@battlelawpc.com

COMMUNITY MEETING TO DISCUSS A REZONING APPLICATION FROM R-100 TO R-60 TO ALLOW FOR A COTTAGE COMMUNITY

**Project Title: Rahber Investments,
LLC - 5313 and 5323 Rockbridge Rd**

When October 5, 2026

Time: 6:00PM Eastern (US and Canada)

Register in advance for this meeting:

<https://battlelawpc.zoom.us/join>

Meeting ID

820 2723 2717



Battle Law

3562 Habersham at Northlake, Bldg. J, Ste 100
Tucker, Georgia 30084

PLEASE
PLACE
STAMP
HERE

«Name»

«Address»

«City», «State» «Zip»

Rahber Investments
Community Meeting 10.05.2026

Name (original name)	Email	Total duration (minutes)	Guest
Michele Battle	mlb@battlelawpc.com	16	No
Elliott Simpson	egs@battlelawpc.com	14	Yes



Battle Law

STATEMENT OF INTENT

and

Other Material Required by the
DeKalb County Zoning Ordinance

For

A Rezoning from R-100 to R-60
To Allow an Eleven-Unit Cottage Court Community

of

**Rahber Investments, LLC
c/o Battle Law, P.C.**

for

+/-1.47 Acres of Land

Being 5313 & 5323 Rockbridge Road
DeKalb County, Georgia (zip 30088) and
Tax Parcel Nos. 18 038 04 035 and 18 038 04 034

Submitted for Applicant by:

Michèle L. Battle, Esq.
Joshua S. Mahoney, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 30084
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com
jsm@battlelawpc.com



Battle Law

I. LETTER OF INTENT

Date: October 9, 2026

DeKalb County Department of Planning & Sustainability

Current Planning/Zoning Division

178 Sams Street

Decatur, Georgia 30030

Rahber Investments, LLC (the “Applicant”), c/o Battle Law, P.C., is seeking to develop approximately 1.47 acres of land located at 5313 & 5323 Rockbridge Road, Stone Mountain, DeKalb County, Georgia 30088 (the “Subject Property”), identified as Tax Parcel Nos. 18 038 04 035 and 18 038 04 034, in Commission District 4 and Super District 7. The owner of the Subject Property is Apalachee River Woods Inc., 2221 Peachtree Rd, Suite X10, Atlanta, GA 30309. The Applicant proposes a cottage-court community consisting of eleven (11) detached cottage homes—six (6) cottage homes containing approximately 800 square feet each and five (5) “sideyard” homes containing approximately 1,200 square feet each, with an approximately 600-square-foot private side courtyard for each sideyard home. The Applicant is seeking a rezoning of the Subject Property from R-100 to R-60.

This document serves as a statement of intent and analysis of the criteria under the DeKalb County Zoning Ordinance and the Georgia Zoning Procedures Law, O.C.G.A. § 36-66-1 *et seq.*, and contains notice of constitutional allegations as a reservation of the Applicant’s rights. No land use amendment is proposed.

II. DEKALB COUNTY REZONING CRITERIA

1. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;

The Subject Property has a Suburban (SUB) land use designation under the DeKalb County 2050 Unified Plan (adopted November 2022). The Suburban Character Area calls for “preservation of established subdivisions and small-scale infill such as cottage court development, accessory housing units and other innovative housing types to increase housing choice and income diversity



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without significantly altering established neighborhood development patterns.” (*DeKalb County 2050 Unified Plan*, Suburban Character Area, Land Use Compatibility). The Suburban land use designation provides a base maximum of four (4) dwelling units per acre and a maximum of eight (8) dwelling units per acre with density bonuses. The Applicant proposes eleven (11) homes on approximately 1.47 acres, for a density of approximately 7.48 dwelling units per acre. The proposal exceeds the base maximum but remains below the density bonus maximum which the Applicant will qualify for with enhanced greenspace.

The proposed cottage-court community directly advances the 2050 Unified Plan’s support for well-designed, small-scale, context-sensitive infill and the express recognition of cottage court development in the Suburban Character Area. The proposed use is designed around a central enhanced open space measuring approximately 120 feet by 35 feet (approximately 4,200 square feet), together with frontage open space, rear open space, community gardens, and an amenity structure. The plan is conceptual and subject to final engineering. No land use amendment is proposed.

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

The proposed use is a residential cottage-court community of eleven (11) detached cottage homes. The surrounding zoning and uses are north: R-100; south: R-100; east: R-100; west: R-60. The compact homes, internal access arrangement, open-space framework, and residential scale are intended to provide a context-sensitive transition that is suitable in view of adjacent and nearby properties.

The conceptual plan provides a single 26-foot-wide internal access road from Rockbridge Road terminating in a 120-foot hammerhead turnaround designed to meet the 2018 International Fire Code, Appendix D103, as adopted by the Georgia Minimum Fire Prevention Code. The plan shows approximately 45 feet of front setback from Rockbridge Road, 30-foot side setbacks, a 65-foot rear setback, and approximately 12 feet of separation between homes.

The cottage-court community will provide 1.25 parking spaces per home: fourteen (14) spaces are required and twenty-one (21) spaces are provided, with additional on-street parking on one side of the internal street. The proposed use is therefore designed to accommodate resident and visitor parking on-site and within the community, while maintaining a low-scale residential character. Accordingly, subject to confirmation of the surrounding conditions and applicable approvals, the proposed use is suitable in view of the use and development of adjacent and nearby properties.



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

Under the existing R-100 zoning, which requires a minimum lot area of 15,000 square feet, with a minimum 2,000 sq. ft. home. Under current housing costs in unincorporated DeKalb County a 2,000 sq. ft. house would cost in excess of \$350,000.00. The tax appraised value, however, for homes along Rockbridge Road is under \$230,000.00. Therefore, developing the site as currently zoned is not economically feasible, and would result in supporting the gentrification of the neighborhood, instead of allowing for more work force housing.

4. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby properties;

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties. The proposed eleven (11) detached cottage homes are residential in character and are arranged around enhanced open space, frontage and rear open space, community green space, and an amenity structure. The smaller home formats, perimeter setbacks, and approximately 12-foot separation between homes are intended to reduce visual and operational impacts while preserving a substantial green-area framework.

The concept plan shows approximately 45 feet of front setback from Rockbridge Road, 30-foot side setbacks, a 65-foot rear setback, and 12 feet of separation between homes. The setbacks ensure the surrounding property owners will have adequate screening from the proposed cottages.

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

The Applicant is not aware of any existing or changing conditions affecting the use and development of this property.

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

The Applicant is not aware of any historic sites, buildings, districts, or archaeological resources on the Subject Property. Based on the information currently available, the Applicant will address any applicable historic or archaeological requirements during County review.



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

The zoning proposal calls for eleven (11) detached cottage homes on approximately 1.47 acres, a modest increase in homes designed to remain compatible with surrounding uses. The smaller units and cottage-court design are expected to generate fewer trips and students than a more intensive or larger-unit development, and the twenty-one (21) provided parking spaces exceed the fourteen (14) required spaces, reducing the risk of spillover parking. The conceptual plan provides a single 26-foot-wide internal access road from Rockbridge Road and a 120-foot hammerhead turnaround designed to meet the 2018 International Fire Code, Appendix D103, as adopted by the Georgia Minimum Fire Prevention Code. Subject to final engineering and agency review, the proposal is not expected to cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

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

The Subject Property does not have any floodplain according to FEMA's National Flood Hazard Layer. The Applicant will comply with all applicable provisions of the DeKalb County Stormwater Management Ordinance (Section 14-40), including requirements for erosion and sedimentation control and post-construction stormwater management. The Applicant will also comply with the DeKalb County Tree Protection Ordinance (Section 14-39). A tree survey will be conducted and a tree preservation/replacement plan will be submitted as part of the land development permit application. The proposed frontage, rear, and central open spaces preserve green area within the cottage-court community.

The concept plan contemplates stormwater management through underground detention. A stormwater management plan will be submitted as part of the land development permit application to address post-development runoff and downstream conditions. Accordingly, subject to confirmation of the site's GIS conditions and final engineering, the zoning proposal is not expected to adversely impact the environment or surrounding natural resources.

III. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the DeKalb County Board of Commissioners approve the application for a rezoning of the Subject Property from R-100 to R-60 to allow the development of eleven (11) detached cottage homes in a cottage-court community. The proposed rezoning satisfies each of the criteria set forth in Section 27-7.3.5 of the DeKalb County Zoning Ordinance and is consistent with the goals and policies of the DeKalb County 2050



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Unified Plan. The Applicant welcomes any questions from the Planning Department staff and looks forward to working cooperatively with DeKalb County through the review process.

**BEFORE THE BOARD OF COMMISSIONERS
OF DEKALB COUNTY, GEORGIA**

APPLICATION OF:

RAHBER INVESTMENTS, LLC

PROPERTY:

5313 & 5323 Rockbridge Road, Unincorporated DeKalb County, Georgia 30088
Tax Parcel Nos. 18 038 04 035 and 18 038 04 034; Land Lot 38, 18th District;
Commission District [4 / 7]; Super District [7]
Approximately 1.47 acres (5313 Rockbridge Road: 0.789 acres; 5323 Rockbridge Road:
0.693 acres), currently zoned R-100; requested rezoning to R-60 to allow an eleven (11)
unit detached cottage-court community

Case/Application No.: [_____]

Application Type: ☒ Zoning/Rezoning ☐ Use Permit/Special-Conditional Use Permit ☐
Variance

**AMENDMENT TO APPLICATION TO ADD NOTICE OF CONSTITUTIONAL
ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS**

Rahber Investments, LLC (“Applicant”), by and through undersigned counsel, and as the authorized agent of the owner of the Property, Apalachee River Woods Inc., hereby amends the above-referenced zoning/rezoning application (Case/Application No. [_____]), pending before the DeKalb County Board of Commissioners, to add (or substitute in lieu of any prior version) the following Notice of Constitutional Allegations and Preservation of Constitutional Rights. This amendment is filed pursuant to applicable local rules of procedure and does not alter any other aspect of the Application.

**NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF
CONSTITUTIONAL RIGHTS**

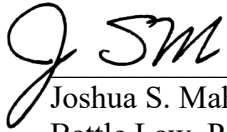
Rahber Investments, LLC (“Applicant”) hereby gives notice that, to the extent the DeKalb County Board of Commissioners denies this rezoning application seeking to rezone the property from R-100 to R-60 to allow an eleven (11) unit detached cottage-court community (the “Application”) affecting approximately 1.47 acres located at 5313 & 5323 Rockbridge Road,

Land Lot 38, 18th District, DeKalb County, Georgia, being Tax Parcel Nos. 18 038 04 035 and 18 038 04 034, and owned by Apalachee River Woods Inc. (the “Property”), or approves it subject to conditions that deprive the Property of an economically viable use or otherwise impose an unconstitutional classification, Applicant will invoke all remedies available under state and federal law. Applicant specifically preserves:

1. All state and federal constitutional challenges to the maintenance of the existing zoning classification, to any interim or conditional classification imposed as a condition of approval, or to any quasi-judicial decision affecting the Property, including claims that such action constitutes (a) an uncompensated taking under the Fifth and Fourteenth Amendments to the Constitution of the United States and under Article I, Section III, Paragraph I of the Constitution of the State of Georgia; (b) a denial of substantive or procedural due process and equal protection under the Fourteenth Amendment to the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia; and (c) an impermissible delegation of zoning power contrary to Article IX, Section II, Paragraph IV of the Constitution of the State of Georgia.
2. To the extent this Application involves a legislative zoning decision (including rezoning, adoption of an interim classification, or imposition of conditions that function as a new classification), the right, pursuant to O.C.G.A. § 36-66-5.1(a)(1), to seek de novo review in the Superior Court of DeKalb County within thirty (30) days of such decision, subject to Applicant’s burden to show by clear and convincing evidence that the classification inflicts a significant detriment on the Property that bears no substantial relation to the public health, safety, morality, or general welfare.
3. To the extent this Application involves a quasi-judicial decision (including a variance, special exception, or conditional/special use permit), the right to seek appellate review by petition under Title 5 of the Official Code of Georgia Annotated within thirty (30) days of such decision.
4. All claims for just and adequate compensation and other relief after timely compliance with the applicable ante-litem notice requirements of O.C.G.A. § 36-33-5 (six months, where the respondent is a municipality) or O.C.G.A. § 36-11-1 (twelve months, where the respondent is a county), including claims for inverse condemnation, diminution in value, and attorney’s fees.

Nothing in this reservation shall be construed as a waiver of any rights under 42 U.S.C. § 1983, the Religious Land Use and Institutionalized Persons Act (where applicable), or other applicable state or federal law.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'J SM', positioned above a horizontal line.

Joshua S. Mahoney, Esq.

Battle Law, P.C.

3562 Habersham at Northlake, Building J, Suite 100

Tucker, Georgia 30084

404-601-7616 ext. 6

jsm@battlelawpc.com

Georgia Bar No. 954558

Attorney for Applicant Rahber Investments, LLC

AUTHORIZATION

The property owner(s) should complete this form or a similar signed and notarized form if the individual filing the application with the County is not the property owner.

Date: 10/05/2026

TO WHOM IT MAY CONCERN:

I/WE: Apalachee River Woods Inc
Name of Owner(s)

being owner(s) of the subject property described below or attached hereby delegate authority to:

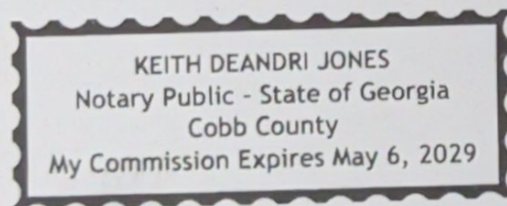
Rahber Investments, LLC. c/o Battle Law, P.C.

Name of Agent or Representative

to file an application on my/our behalf.

Keith Deandri Jones
Notary Public

[Signature]
Owner



Date: 10/05/2026

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

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

Yes: _____ No: X _____ *

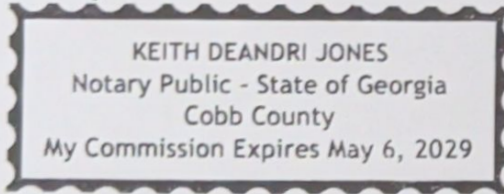
***Notary seal not needed if answer is "No".**

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

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

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

Keith Deandri Jones
Notary



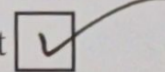
[Signature] 10/05/2026
Signature of Applicant /Date

Check one:

Owner



Agent



May 6, 2029
Expiration Date/ Seal

[FLAG: Campaign contribution status not identified in research -- applicant must disclose. Research indicates applicant has not yet spoken with council members, which may suggest No, but this must be confirmed by the applicant]

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Yes: _____ No: X *

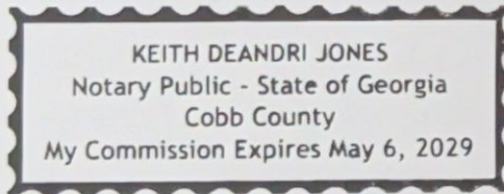
***Notary seal not needed if answer is "No".**

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.
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Keith Deandri Jones
Notary



[Signature] 10/05/2026
Signature of Applicant /Date

Check one: Owner ☒ Agent ☐

May 6, 2029
Expiration Date/ Seal

[FLAG: Campaign contribution status not identified in research -- applicant must disclose. Research indicates applicant has not yet spoken with council members, which may suggest No, but this must be confirmed by the applicant]

THIS BOX RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

GENERAL NOTES:
1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
4: No Geodetic monuments were found within 500 feet of this site.
5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

DEKALB COUNTY
ZONING: R-100
FRONT SETBACK: 40' MINOR STREET
SIDE SETBACK: 10'
REAR SETBACK: 40'

NOTE: ZONING AND SETBACK INFORMATION SHOWN HEREON WAS REFERENCED FROM DEKALB COUNTY GIS/ZONING MAP PORTAL AT THE TIME OF SURVEY BEING CONDUCTED.

FIELD DATA:
DATE OF FIELD SURVEY 9-23-26.

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.01 FEET.

EQUIPMENT:
ELECTRONIC TOTAL STATION AND RTK GPS
GPS RECEIVER: TRIMBLE R12I,
SN: 6340F00404 ROVER
6340F00685 BASE
NETWORK: TRIMBLE VRS NOW RTK GNSS

- 5313 ROCKBRIDGE ROAD -
TOTAL AREA: 34,357.40 SQFT, 0.789 ACRES
CALCULATED PLAT CLOSURE: 1 FOOT IN 112,349.09 FEET

- 5323 ROCKBRIDGE ROAD -
TOTAL AREA: 30,208.47 SQFT, 0.693 ACRES
CALCULATED PLAT CLOSURE: 1 FOOT IN 216,695.99 FEET

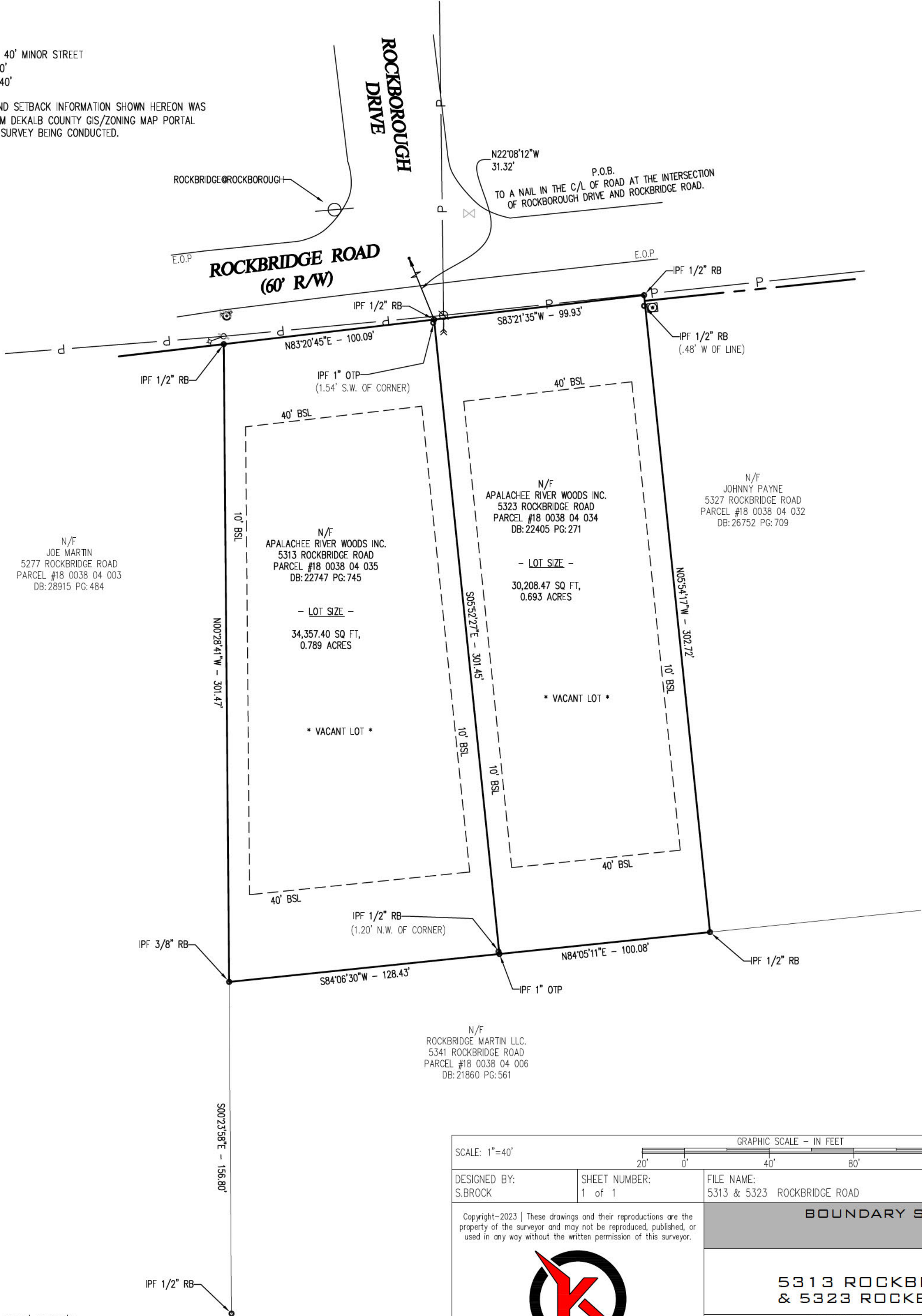
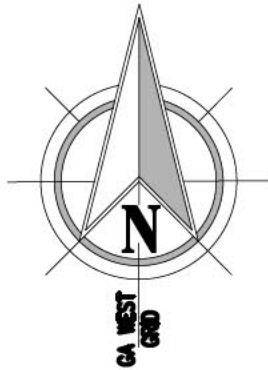
SURVEY DATA:
TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT (5313 ROCKBRIDGE ROAD)
PROPERTY: DB 22747 PG 745
PROPERTY OWNER AT TIME OF SURVEY: APALACHEE RIVER WOODS INC.
PARCEL NUMBER: 18 0038 04 035

(5323 ROCKBRIDGE ROAD)
PROPERTY: DB 22405 PG 271
PROPERTY OWNER AT TIME OF SURVEY: APALACHEE RIVER WOODS INC.
PARCEL NUMBER: 18 0038 04 034

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY GEORGIA, AREAS 13089C0091K EFFECTIVE DATE DECEMBER 8, 2016.

HORIZONTAL & VERTICAL DATUM:
HORIZONTAL: NORTH AMERICAN DATUM OF 1983 (2011) GEORGIA STATE PLANE, WEST ZONE.
VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988. ORTHOMETRIC HEIGHTS WERE COMPUTED USING GEOID 18. UNIT OF MEASUREMENT IS U.S. SURVEY FOOT.
DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL.
THE DATUM FOR THIS SURVEY IS FROM TRIMBLE VRSNOW NETWORK

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plat, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set for in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A Section 15-6-67



LEGEND	
BSL	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT (STORM)
SSE	SANITARY SEWER EASEMENT
EOP	EDGE OF PAVEMENT
R/W	RIGHT OF WAY
S/W	SIDEWALK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
FFE	FINISHED FLOOR ELEVATION
PAD	PAD ELEVATION
GFE	GARAGE FLOOR ELEVATION
WL	GARAGE WEATHER LIP ELEV.
MFFE	MIN. FINISHED FLOOR ELEVATION
☒	POWER POLE
○	1" IRON REBAR SET
○	IRON PIN FOUND
○	BOLLARD
~	OVERHEAD POWER
▲	FIRE HYDRANT
⊠	WATER METER
⊠	WATER VALVE
⊠	GAS VALVE
⊠	GAS METER
☆	LIGHT POLE
⊠	CONCRETE PAD
⊠	TELEPHONE MARKER
⊠	AIR CONDITIONER UNIT
⊠	MAIL BOX
⊠	CLEAN OUT
⊠	SANITARY SEWER MANHOLE
⊠	LEFT WING CATCH BASIN
⊠	RIGHT WING CATCH BASIN
⊠	DOUBLE WING CATCH BASIN
⊠	DROP INLET
⊠	HEADWALL

SCALE: 1"=40'		GRAPHIC SCALE - IN FEET		CLIENT: RON ALAM	
DESIGNED BY: S.BROCK		SHEET NUMBER: 1 of 1		DATE: 10-6-2026	
FILE NAME: 5313 & 5323 ROCKBRIDGE ROAD		JOB NUMBER: SURV-4233			
Copyright-2023 These drawings and their reproductions are the property of the surveyor and may not be reproduced, published, or used in any way without the written permission of this surveyor.					
<div> KEYSTONE LAND SURVEYING, INC. 262 WEST CROGAN STREET LAWRENCEVILLE, GEORGIA 30046 770.545.8700 www.keystonelandsurveying.com</div>					
BOUNDARY SURVEY FOR					
5313 ROCKBRIDGE ROAD & 5323 ROCKBRIDGE ROAD					
LAND LOT 38 - 18TH DISTRICT UNINCORPORATED DEKALB COUNTY, GEORGIA.					
REVISIONS					
1					
2					
3					
4					
5					



LEGAL DESCRIPTION
5313 Rockbridge Road

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 38, 18th District, Dekalb County, Georgia, and being more particularly described as follows:

COMMENCING at a Nail set in the centerline of the road at the intersection of Rockborough Drive and Rockbridge Road, thence South 22 degrees 08 minutes 12 seconds East a distance of 31.32 feet to a 1/2" rebar found and being the POINT OF BEGINNING;

from said the POINT OF BEGINNING as thus established,

South 05 degrees 52 minutes 27 seconds East a distance of **301.45** feet to a 1/2" rebar found;

Thence,

South 84 degrees 06 minutes 30 seconds West a distance of **128.43** feet to a 3/8" rebar found;

Thence,

North 00 degrees 28 minutes 41 seconds West a distance of **301.47** feet to a 1" open top pipe found;

Thence running in a north easterly direction along the right of way of Rockbridge Road a course of,

North 83 degrees 20 minutes 45 seconds East a distance of **100.09** feet to point;

said point being THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION
5323 Rockbridge Road

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 38, 18th District, Dekalb County, Georgia, and being more particularly described as follows:

COMMENCING at a Nail set in the centerline of the road at the intersection of Rockborough Drive and Rockbridge Road, thence South 22 degrees 08 minutes 12 seconds East a distance of 31.32 feet to a 1/2" rebar found and being the POINT OF BEGINNING;

from said the POINT OF BEGINNING as thus established,

South 05 degrees 52 minutes 27 seconds East a distance of **301.45** feet to a 1" open top pipe found;

Thence,

North 84 degrees 05 minutes 11 seconds East a distance of **100.08** feet to a 1/2" rebar found;

Thence,

North 05 degrees 54 minutes 17 seconds West a distance of **302.72** feet to a 1/2" rebar found;

Thence running in a south westerly direction along the right of way of Rockbridge Road a course of,

South 83 degrees 21 minutes 35 seconds West a distance of **99.93** feet to point;

said point being THE TRUE POINT OF BEGINNING.

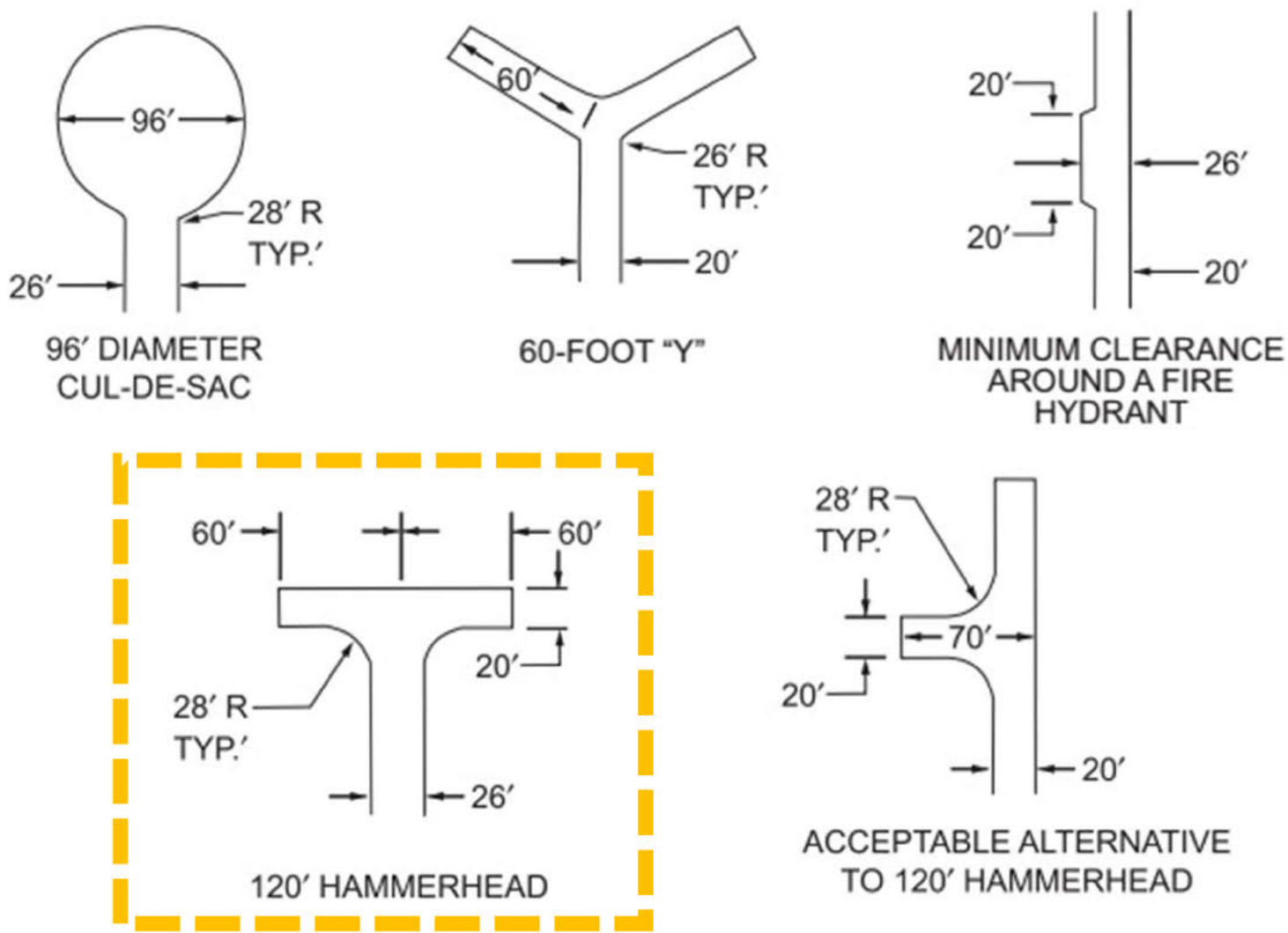
Concept Plan :: Access

Access Road Options



D103.1 Access Road Width With a Hydrant

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).



Plan Uses 120' Hammerhead

Current Lot Aerial



0 ft  200 ft

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Current Lot Topo

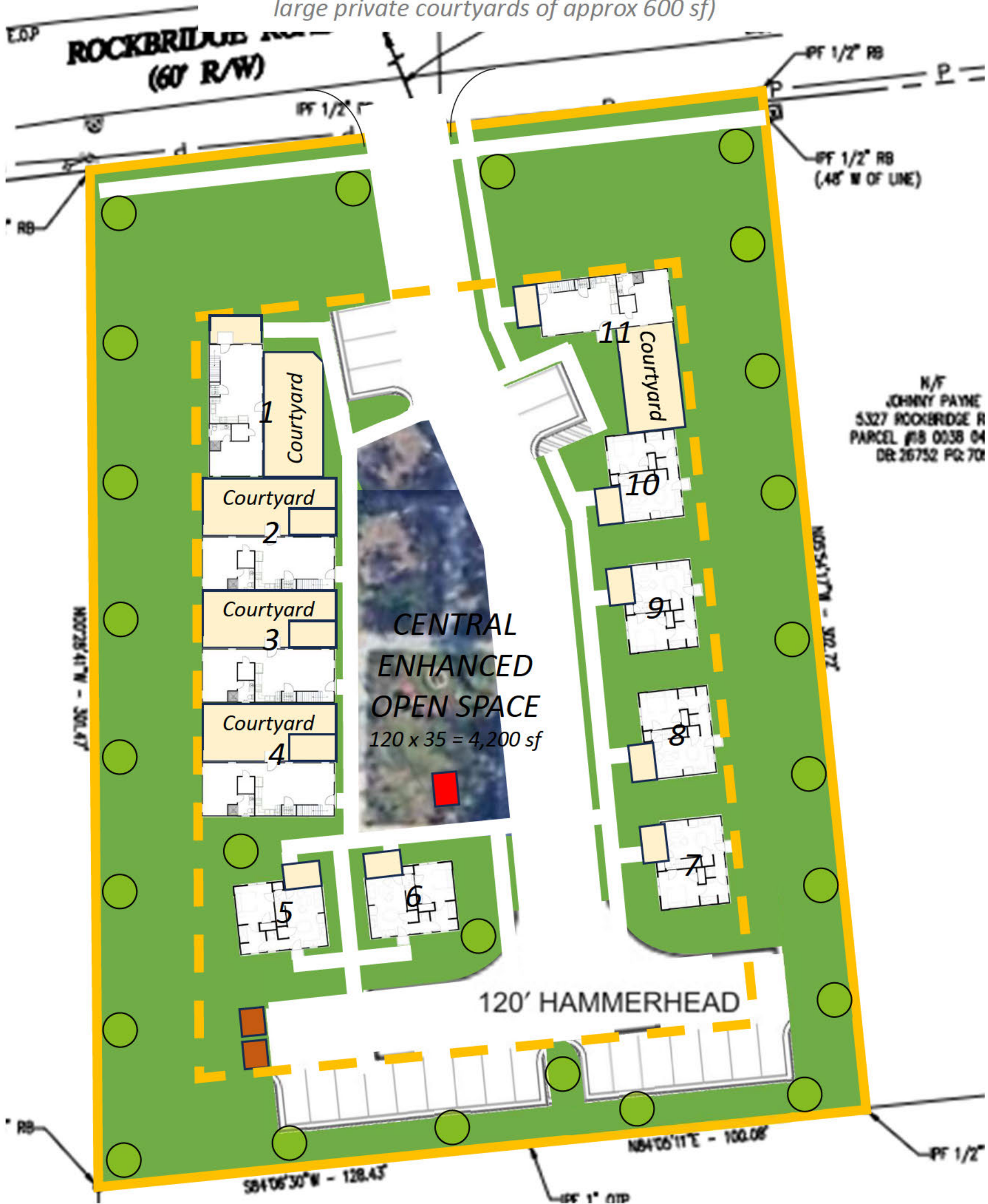


0 ft  200 ft



Concept Plan :: Cottages

11 cottage homes total = 6 smaller homes @ 800 sf
and 5 larger homes @ 1,200 sf (which also feature
large private courtyards of approx 600 sf)



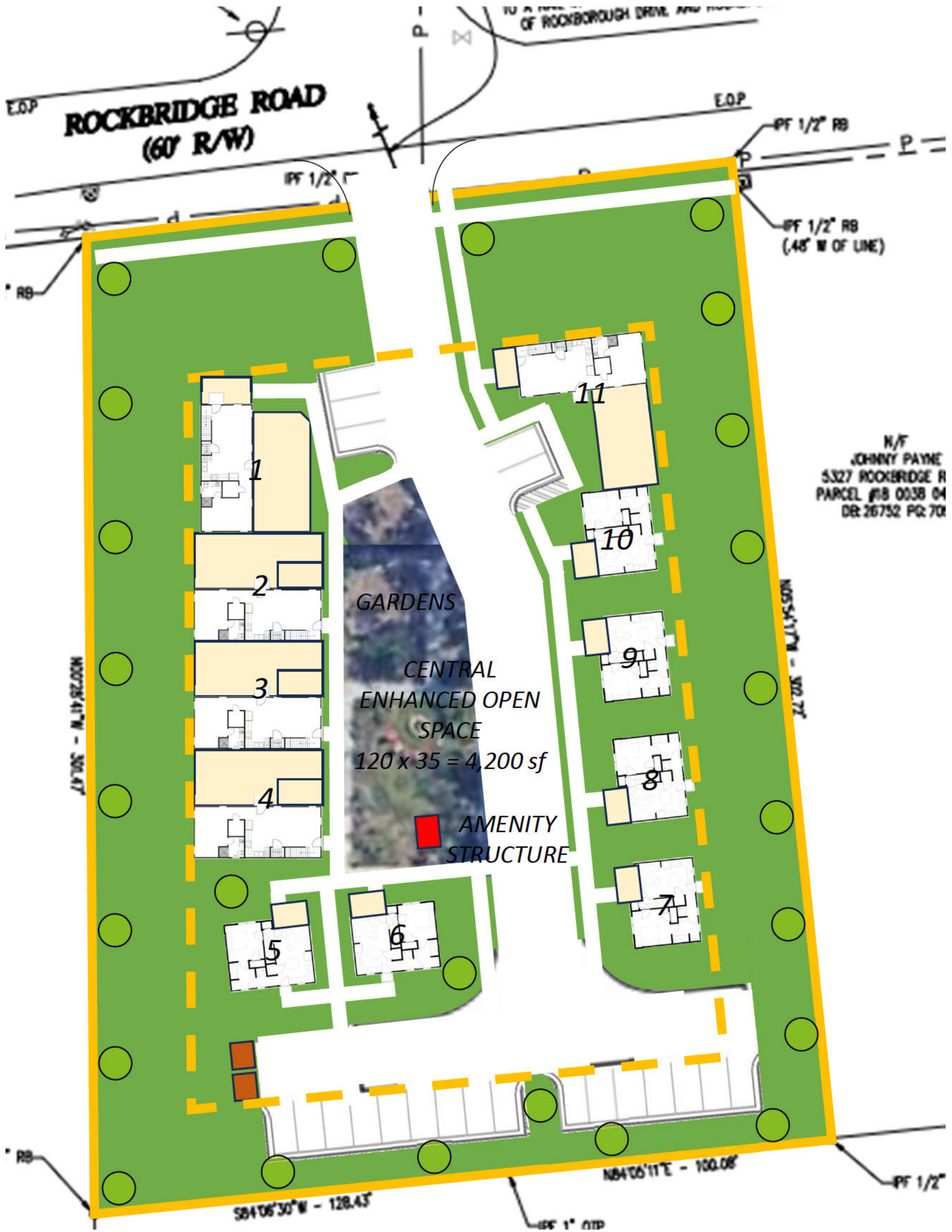
Concept Plan :: Setbacks



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Concept Plan :: Amenities



0 ft 200 ft

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Concept Plan :: Lot Sizes

11 cottage homes total = 6 smaller homes @ 800 sf
and 5 larger homes @ 1,200 sf (which also feature
large private courtyards of approx 600 sf)



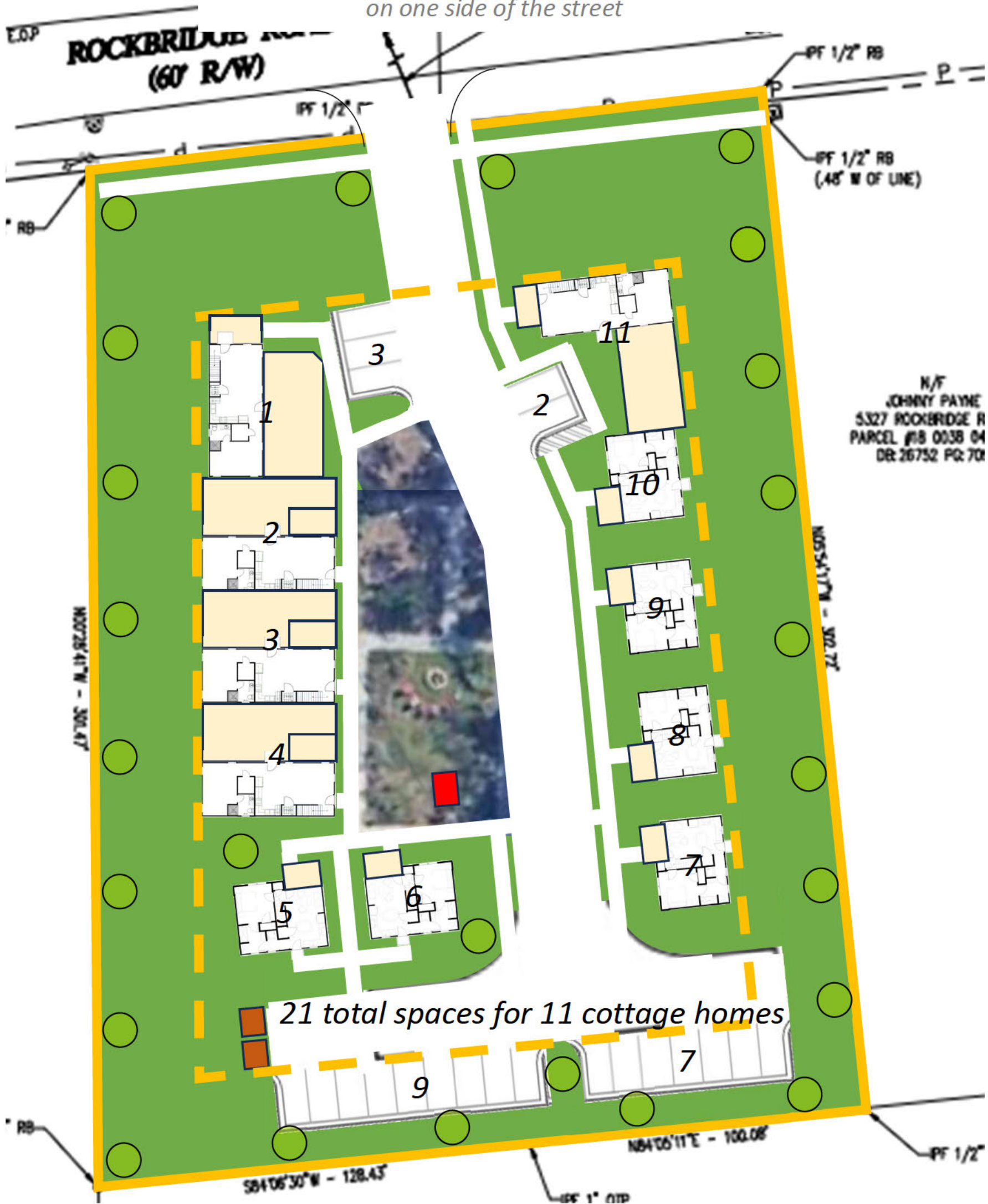
0 ft 200 ft

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Concept Plan :: Parking

11 cottage homes total @ 1.25 spaces per home =
14 spaces required (21 delivered) + on-street parking
on one side of the street



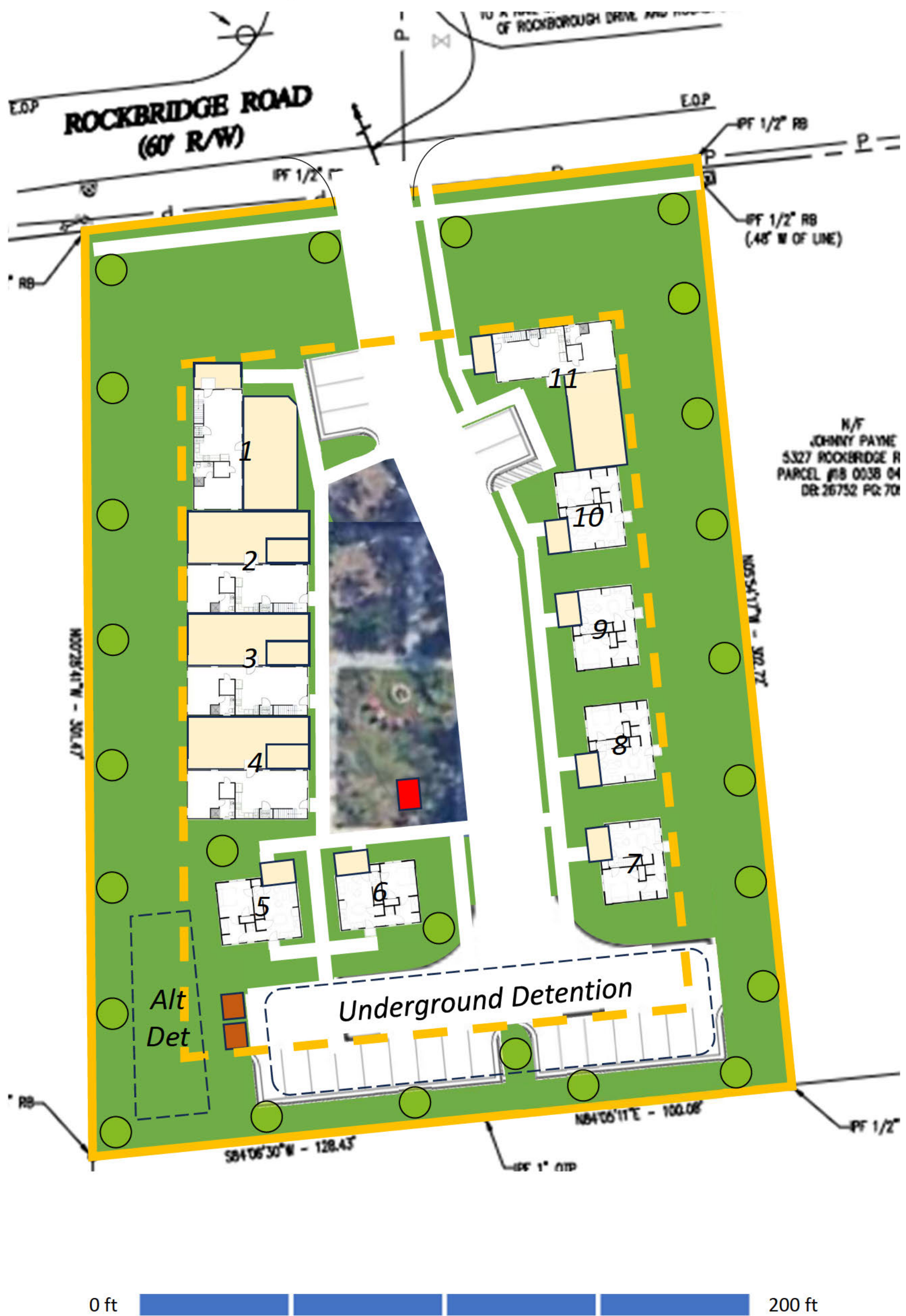
N/F
JOHNNY PAYNE
5327 ROCKBRIDGE R
PARCEL #18 0038 04
DB: 26752 PG: 701

0 ft 200 ft

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Concept Plan :: Infrastructure



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Concept Plan atop Aerial



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Proposed Elevations

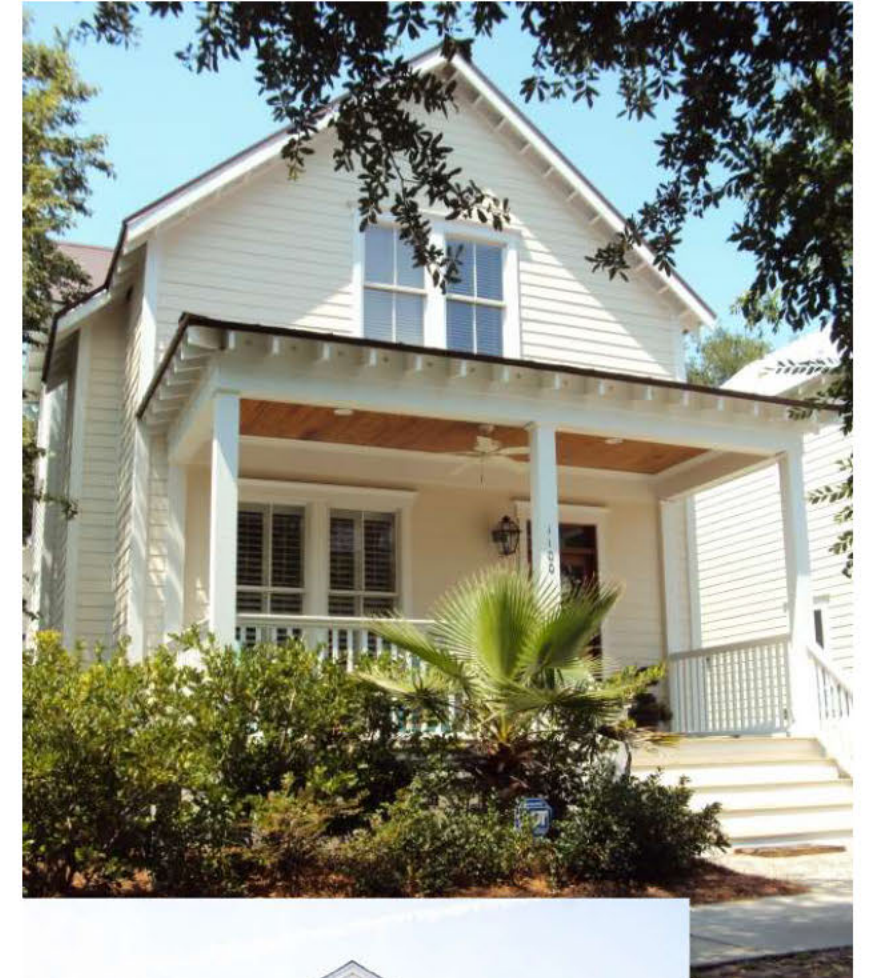


Sidyard Home Elevation
(1,200 conditioned sq ft + 600 sq ft
exterior courtyard on side of house)



Cottage Home Elevation
(800 conditioned sq ft)

Inspiration for Elevations





Side Courtyard Homes

Front elevation and sideyard samples





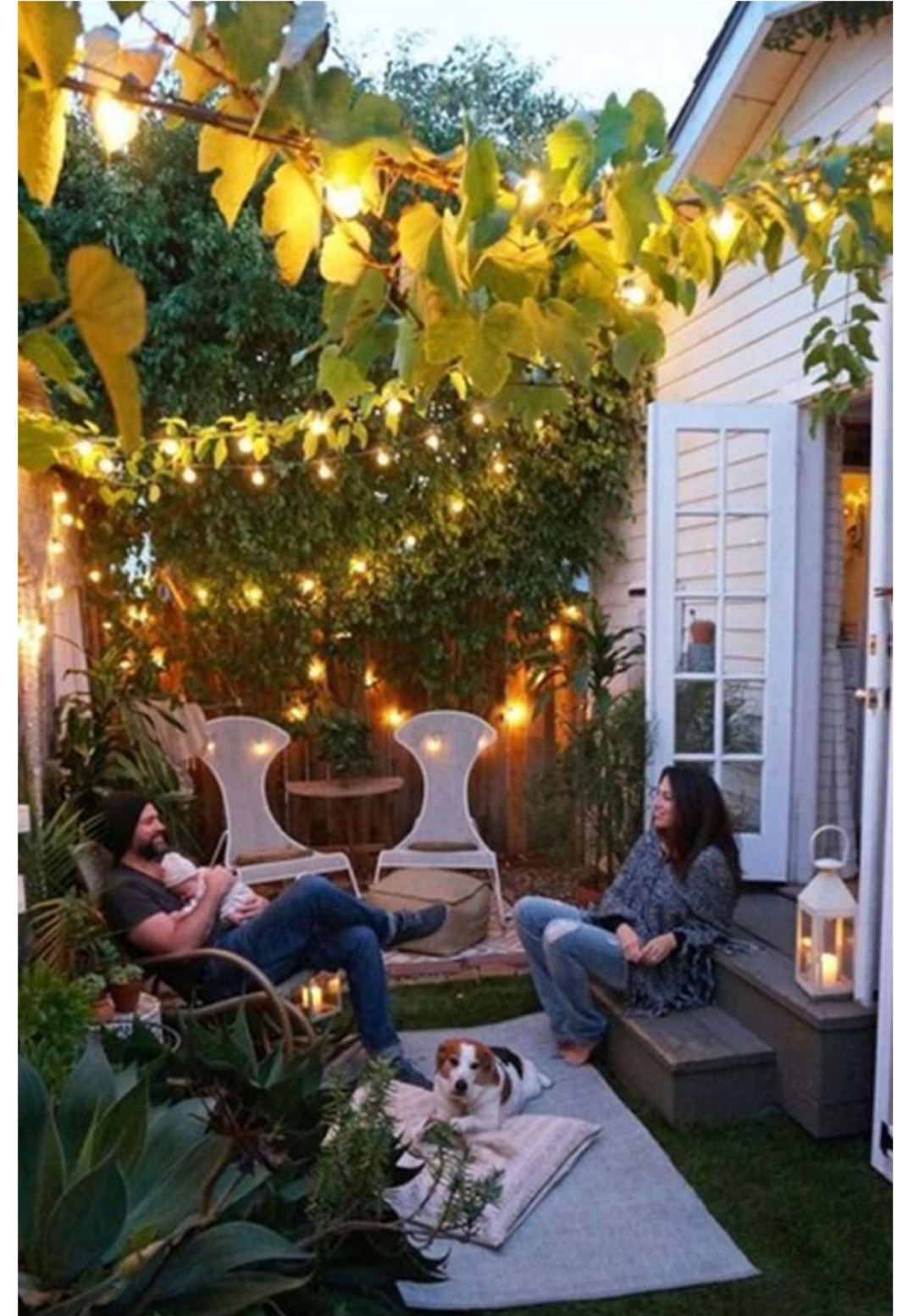
Sideyard Samples

(owners can customize
as they desire)



Sideyard Samples

(owners can customize
as they desire)



DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

PRE-APPLICATION FORM

REZONE, SPECIAL LAND USE PERMIT, MAJOR MODIFICATION, & LAND USE AMENDMENTS

(Required prior to filing application. Signed copy of this form must be submitted at filing.)

Applicant(s) Name: Elliott Simpson Phone: [REDACTED]

Email: [REDACTED] Commission District(s): 4 & 7

Property Address: 5313 & 5323 Rockbridge Road, Stone Mountain 30088

Tax Parcel ID: 18 038 04 035; 18 038 04 034 Acreage: 1.48

Existing Use: _____ Proposed Use: Cottage home development.

Supplemental Regs: _____ Overlay District: NO

☒ Rezoning: Existing Zoning: R-100 Proposed Zoning: R-60

DRI: _____ Square Footage/Number of Units: _____

Rezoning Request: Rezone to R-60 to allow the development of 15 cottage homes.

☐ Land Use Amendment - Existing Land Use: SUB Proposed Land Use: _____ ☐ Consistent ☐ Inconsistent

Land Use Amendment Request: _____

☐ Special Land Use Permit Special Land Use Permit Article Number(s) 27- _____

Special Land Use Request(s): _____

PCH/CCI: Use both of these links to search & identify other "Personal Care Homes" (PCH) and/or "Child Care Institution" (CCI) [Child Care Distance Measuring Tool](#) and [PCH-CLA Distance Measuring Tool](#) Select both of those types on the left-hand side and then click "search".

☐ Major Modification: Existing Zoning Conditions: None

Major Modification Request: N/A

Condition(s) to be modified (if applicable): N/A

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting Deadline w/15-day notification: 10.05.26 (Jan 27) or 12.07.26 (Mar 27)

Calendar Dates: CC: 12.15.26 or 02.16.27 (Zoom) PC: 01.07.27 or 03.02.27 (Zoom) BOC: 01.28.27 or 03.25.27

- ☒ Letter of Intent ☒ Impact Analysis ☒ Owner Authorization(s) ☒ Campaign Disclosure
☒ Public Notice, Signs ☒ Tree Survey, Conservation (if applicable)

Submittal Format: ONE (1) COMBINED, PDF DOCUMENT UPLOAD via OUR ONLINE PORTAL.

Site Plan Checklist, if applicable:

- | | | | | |
|-----------------------|--|--|------------------|-----------------------|
| *Density | *Frontage | *Sidewalks | *Density Bonuses | *Street Width |
| *Fencing/Walls | *Mix of Uses | *Landscape Strips | *Building Height | *Open Space |
| *Parking - Auto | *Parking – Bicycle | *Building Separation | *Lot Size | *Screening |
| *Pedestrian Plan | *Streetscapes | *Enhanced Open Space | *Garages | *Building Orientation |
| *Perimeter Landscapes | *Setbacks: front, sides, side corner, rear | *Building Materials: Roof, Fenestration, Façade Design | | |

☐ Possible Variances: _____

Comments: *Calendar dates listed are tentative. Pls contact Ms. Hill mid-December to receive the final,
adopted 2027-28 Zoning calendar if you do not make the Jan 2027 cycle.

Must show compliance with section 5.7.9 cottage ordinance. Density cannot exceed 8 units per acre in
Suburban (SUB) Character Area. There is no R-60 zoning in the area.

Applicant indicates they are trying to qualify for January 2027 agenda cycle which requires a
community meeting with 15 days notice by Oct 5th and a filing deadline of Oct 12th. Otherwise
they will be looking at the March 2027 agenda cycle

Planner: John Reid, Sr. Planner

Date: September 29, 2026