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### Staff Analysis of Preliminary Plat

Case Number:	SDP25-008
Applicant:	Dr. Kenneth Reeves, Ph.D.
Owner:	Dr. Kenneth Reeves, Ph.,D
Project Location:	5912/6030 Rockland Road, Stonecrest, GA 30038
Parcel(s):	16 084 02 003
City Council District:	Council District 1 Councilwoman Tammy Graves
Acreage:	+/-29.12 acres
Current Zoning:	R – 100 (Residential Medium Lot)
Overlay District:	Arabian Mountain Overlay District
Proposed Zoning:	R – 100
Future Land Use Area Designation:	Rural Residential
Proposed Development/Request:	The applicant is requesting the approval of a preliminary plat for a 20 lot subdivision on +/- 29.12-acres for the purpose of a single family residential subdivision.
Staff Recommendations:	Approval
City Council Recommendations:	

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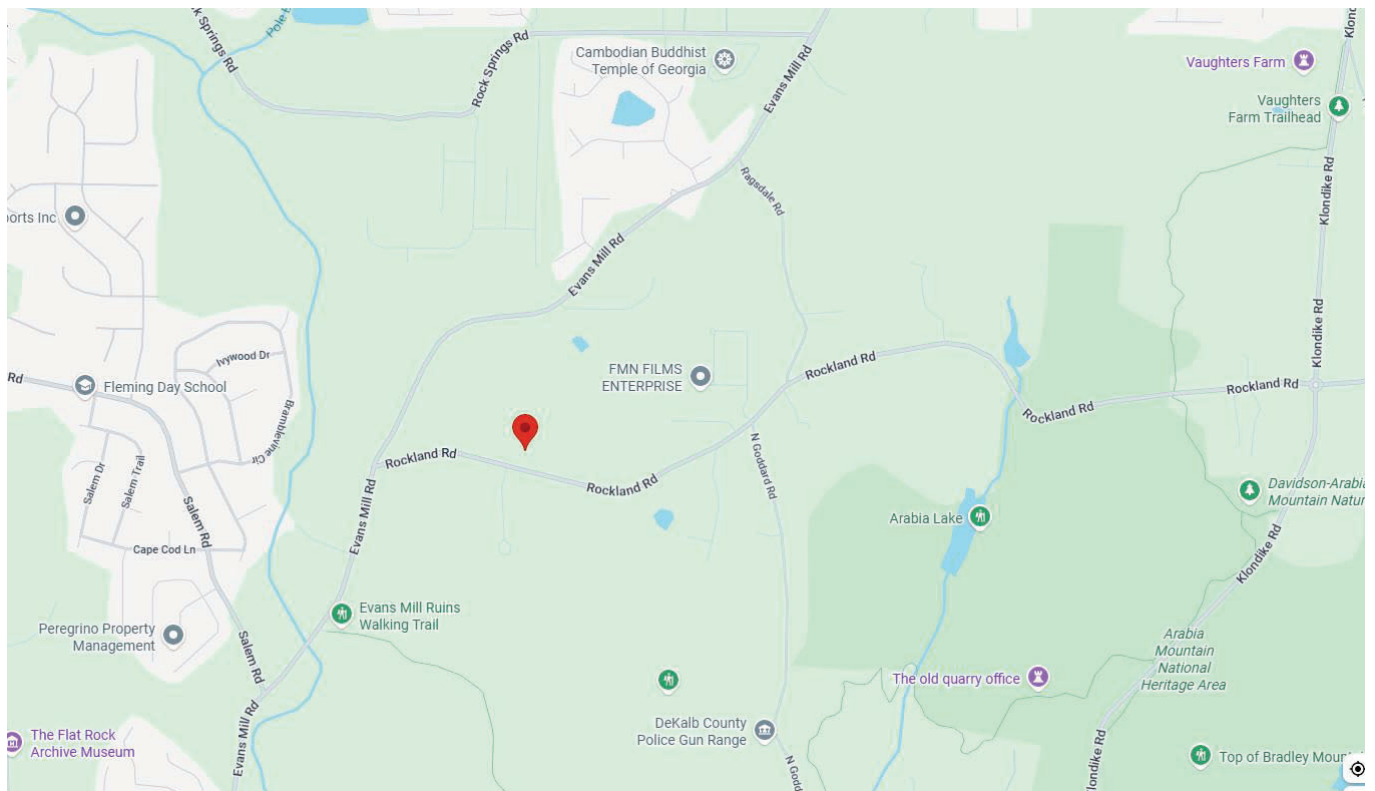
## Background:

### FLAT ROCK VILLAGE PRELIMINARY PLAT:

The applicant proposes a 20 lot subdivision on 29.12-acres to construct a single-family residential subdivision. The proposed subdivision is located near the intersection of Evans Mill Road and Rockland Road. There is no floodplain on the property according to the DeKalb County GIS Map.

There are three (3) proposed detention ponds on the site. There will be 7.09 acres of Common area and Buffer area and 2.30 acres of Greenspace. The total Greenspace is 9.39 acres.

### VICINITY MAP





The subject property is surrounded by residentially zoned properties. Detail site and architectural plans must be submitted to the Planning & Zoning Department for the Pre-Development Review Team and shall be in substantial conformity with the City of Stonecrest Development Standards.

ADJACENT ZONING AND LAND USE		
	Zoning	Zoning Land Use
Adjacent: North	R-100 (Residential Medium Lot District)	Single-Family
Adjacent: East	R-100 (Residential Medium Lot District)	Single-Family
Adjacent: South	R-100 (Residential Medium Lot District)	Single-Family
Adjacent: West	R-100 (Residential Medium Lot District)	Single-Family

**NOTE: A 6' WIDE CONCRETE SIDEWALK WILL BE PROVIDED ALONG THE ENTIRE ROCKLAND ROAD FRONTAGE.**

**EXISTING RIGHT OF WAY OF ROCKLAND ROAD IS 60' PER EXISTING SURVEY. THE CITY OF STONECREST REQUIRES THAT COLLECTOR STREETS HAVE A 60' MINIMUM RIGHT OF WAY, PER SECTION 14-190.**

**NOTE: ACCESS TO STORM WATER PONDS 2 & 3 SHALL BE THROUGH THE COMMON AREA STRIP LOCATED BETWEEN LOTS 19 & 20.**

\*ALL COMMON AREAS, MAJOR BOX, KIOSK, COMMON DRIVEWAYS, STORMWATER DRAINAGE AND INFRASTRUCTURE, AND GREENSPACE SHALL BE MAINTAINED BY THE HOA.\*

**NOTE: NO LOTS PLATTED ARE NONCONFORMING OR WILL RESULT IN ANY NONCONFORMING LOTS**

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THIS PRELIMINARY PLAN HAS BEEN SUBMITTED TO AND ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF STONECREST, GEORGIA, AND HAS BEEN APPROVED AS REQUIRED BY STATE LAW AND CITY CODES AS MEETING ALL CONDITIONS PRECEDENT TO RECORDING IN THE SUPERIOR COURT OF THIS CIRCUIT.

DIRECTOR OF PLANNING & ZONING \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

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DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
BY: \_\_\_\_\_ [NOTARY ATTESTATION OF GOVERNING AUTHORITY]

Notary Public, Notary Seal  
In my opinion, George, above signed his name as such by me or under my signature, was made from an actual survey, and is a correct representation of the same, and I am duly qualified to perform the duties of a notary public in conformity with the minimum standards and requirements of Georgia law.

\_\_\_\_\_  
[Signature of Notary Public]  
JAMES E. HILL, III  
NOTARY PUBLIC - GEORGIA

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**SOL PROFILES INC.,**  
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Website: www.solprofiles.com

**SCALE INTERPRETEN TABLE**

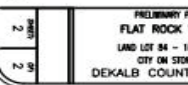
Scale	Description
1" = 10'	Overall Site Dimensions
1" = 20'	Lot Dimensions
1" = 40'	Street Dimensions
1" = 80'	Topography Contours
1" = 160'	Neighborhood Context

**NORTH ARROW**

**LEGEND**

- Proposed Lot Lines
- Existing Lot Lines
- Proposed Road Right-of-Way
- Existing Road Right-of-Way
- Proposed Stormwater Ponds
- Existing Stormwater Ponds
- Proposed Common Area Strip
- Existing Common Area Strip
- Proposed Infrastructure
- Existing Infrastructure
- Proposed Green Space
- Existing Green Space

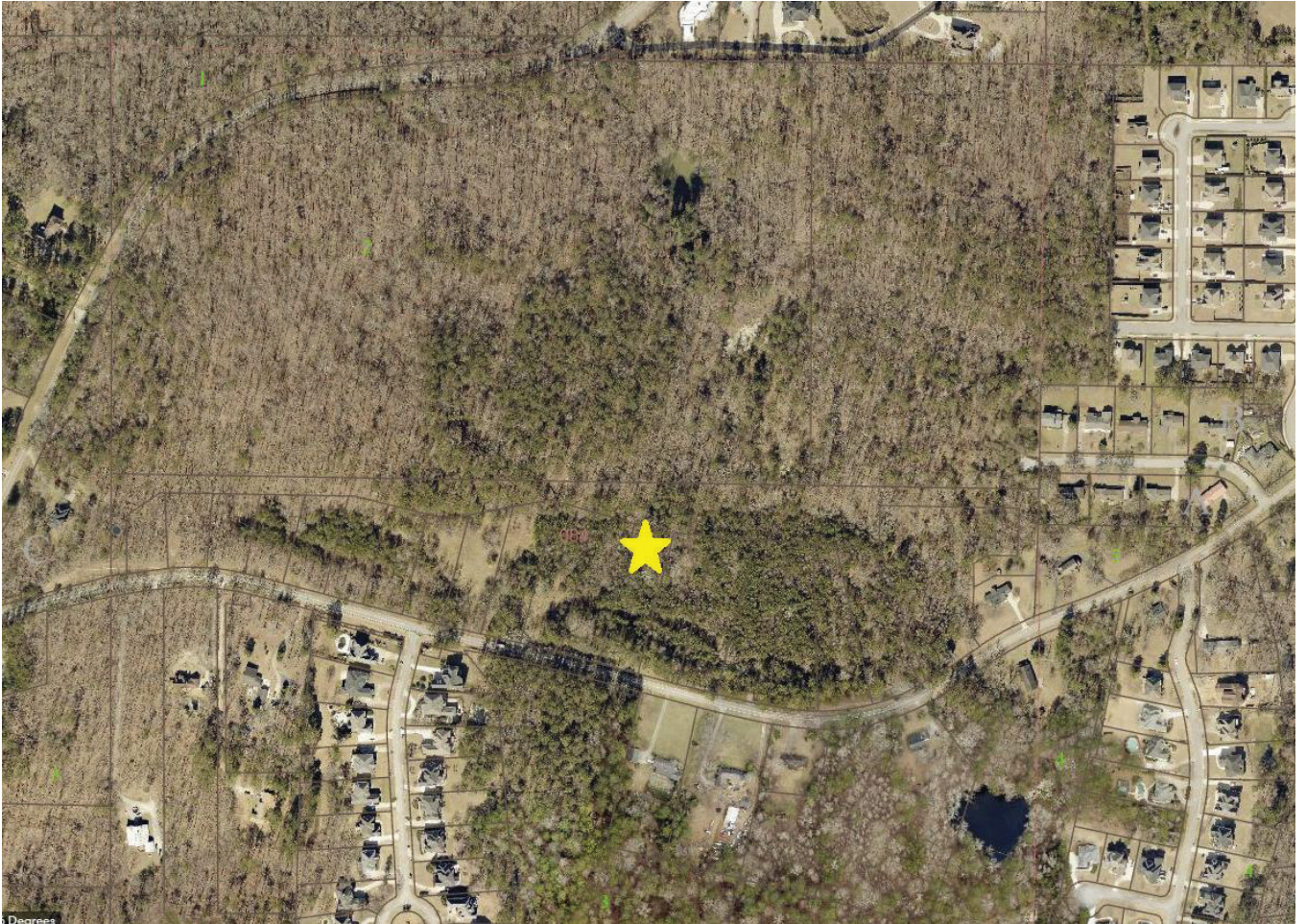






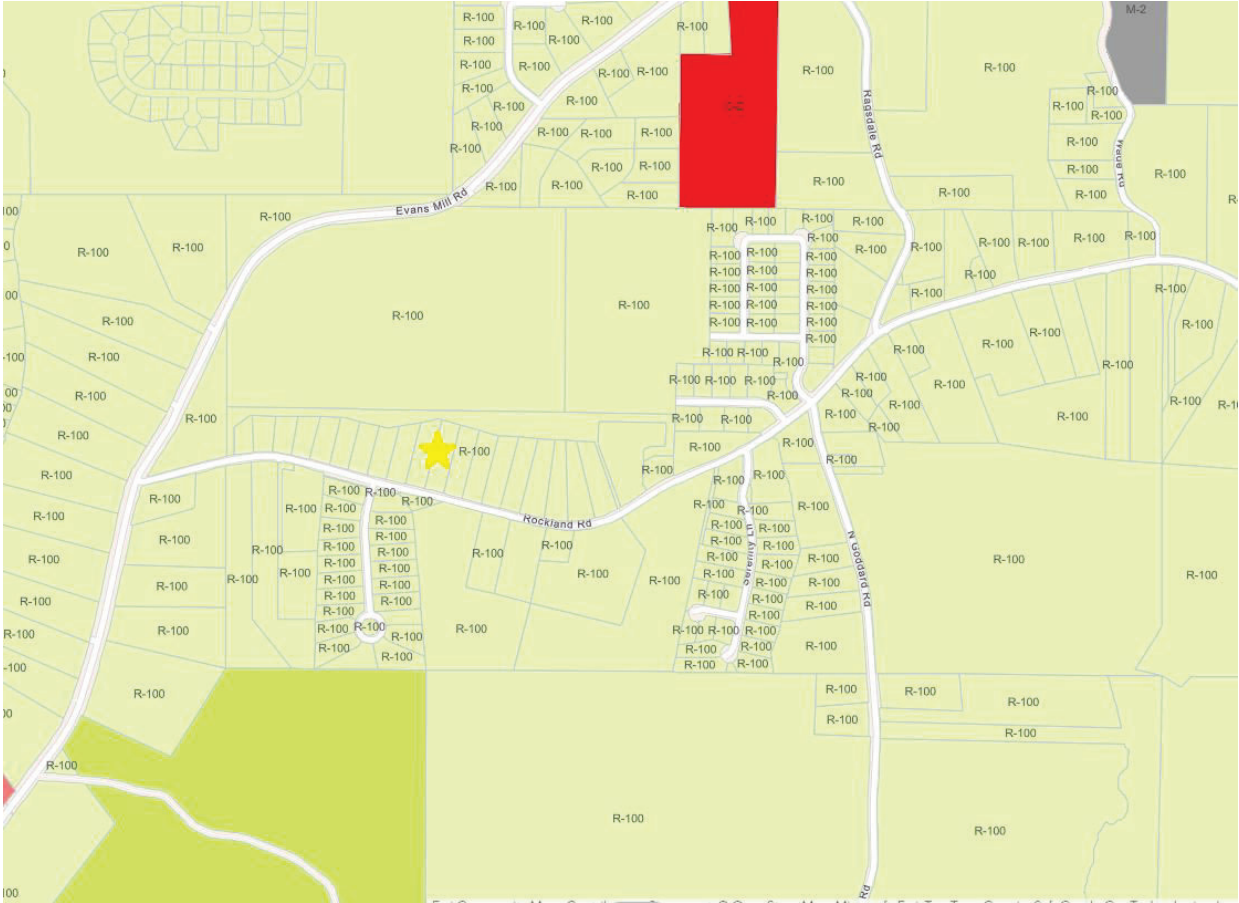


AERIAL PHOTO





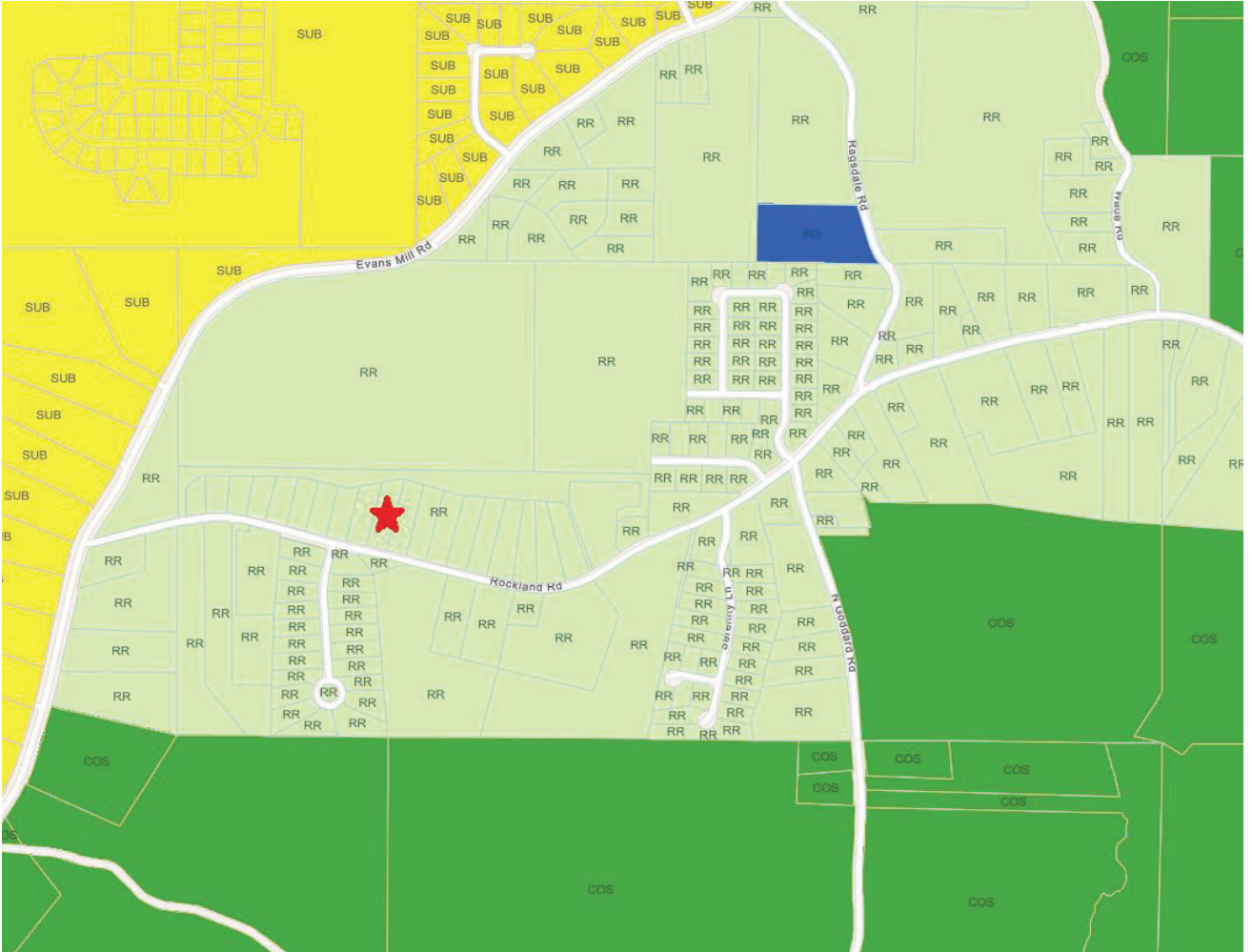
## ZONING MAP







## FUTURE LAND USE MAP







## ARABIAN MOUNTAIN OVERLAY DISTRICT

