

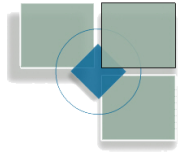


**DeKalb County Department of Planning & Sustainability**

**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: November 5, 2020**

**Board of Commissioners Hearing Date: November 19, 2020**

**STAFF ANALYSIS**

**Case No.:** Z-20-1244238 **Agenda #:** N-6

**Location/Address:** The south side of Erskine Road, the west side of Oakmont Drive, and the northeastern terminus of Oakmont Drive, approximately 430 feet west of Rays Road at 4549 Erskine Road and 1247 Oakmont Drive in Clarkston, Georgia. **Commission District: 4 Super District: 6**

**Parcel ID:** 18-121-02-001, 18-121-12-007

**Request:** To rezone properties from R-85 (Single-Family Residential) District to RSM (Small Lot Residential Mix) District to construct up to 63 urban detached townhomes at a density of 5.2 units per acre.

**Property Owner:** Erskine Park, LLC

**Applicant/Agent:** Battle Law, PC.

**Acreage:** 12.11

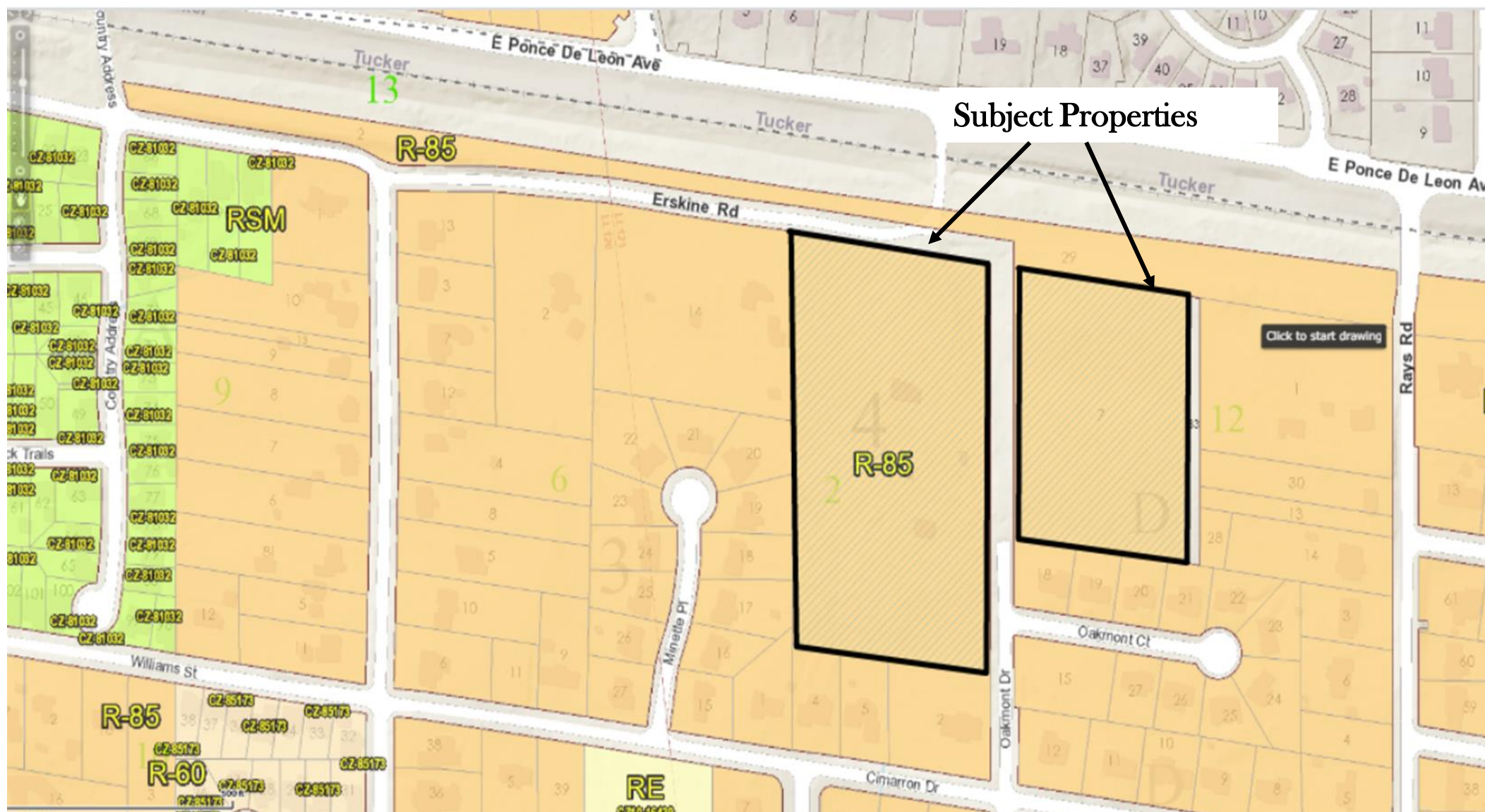
**Existing Land Use:** Vacant Land

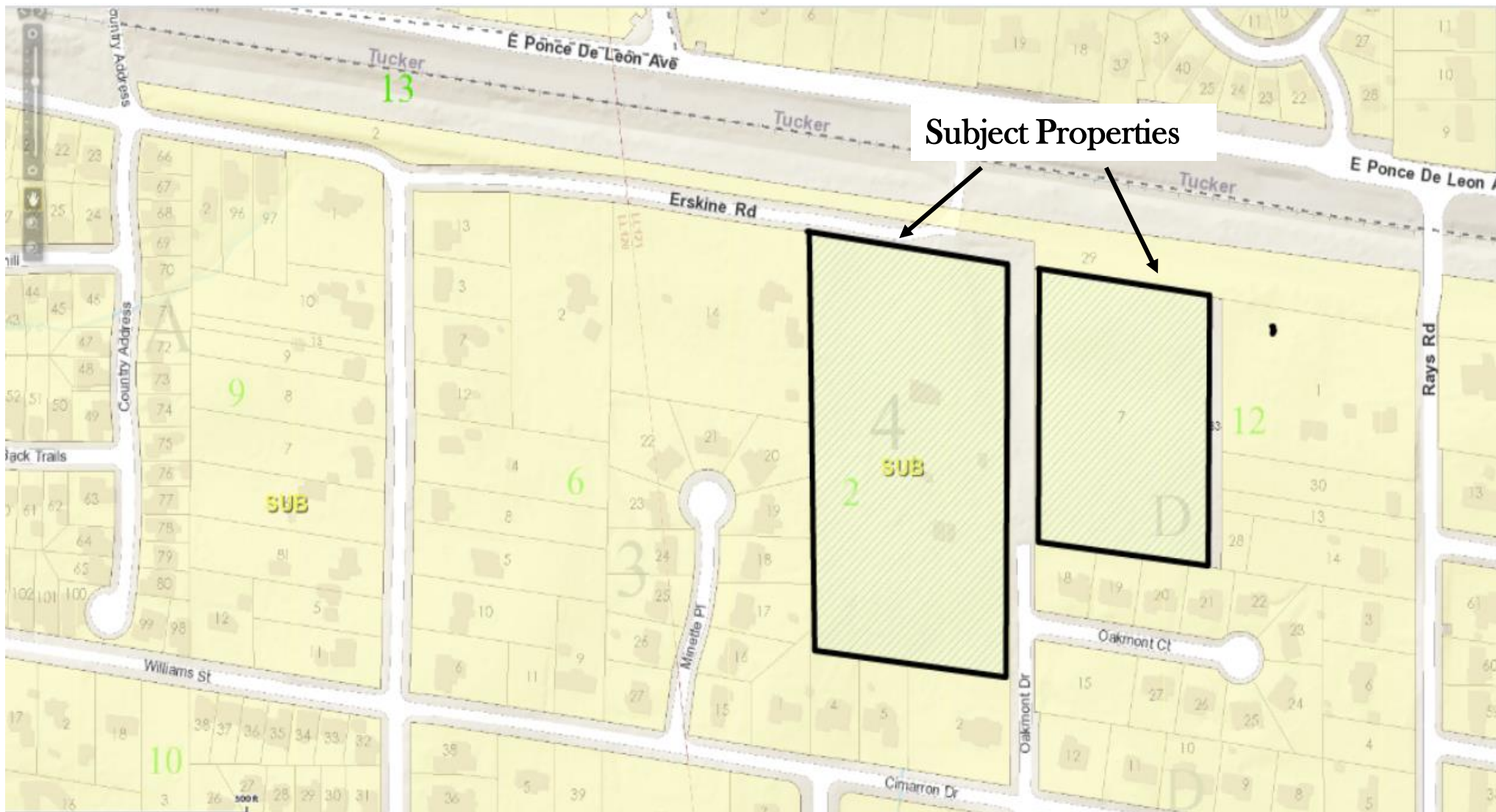
**Surrounding Properties:** Single-family homes

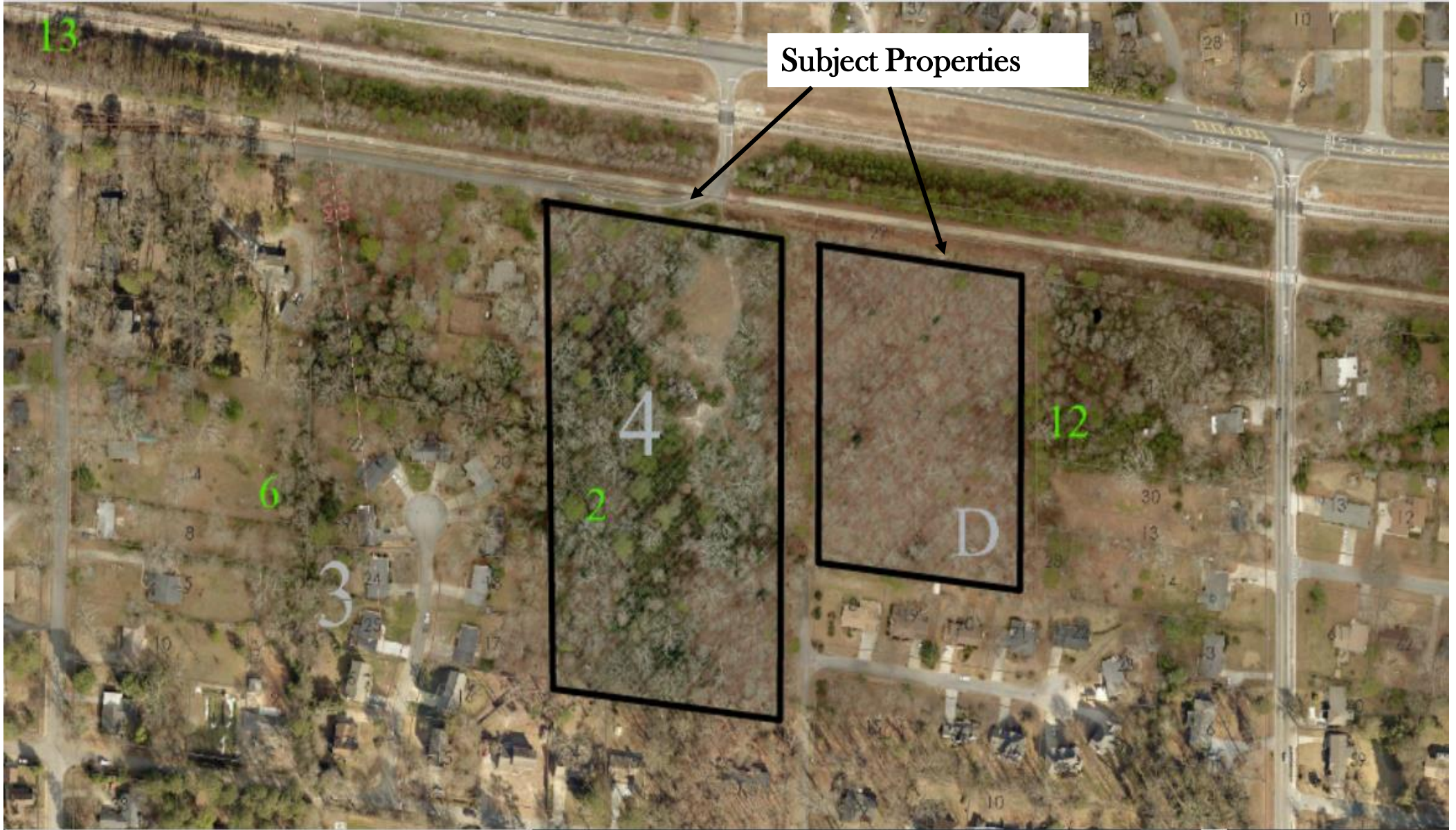
**Adjacent Zoning:** **North:** R-85 **South:** R-85 **East:** R-85 **West:** R-85

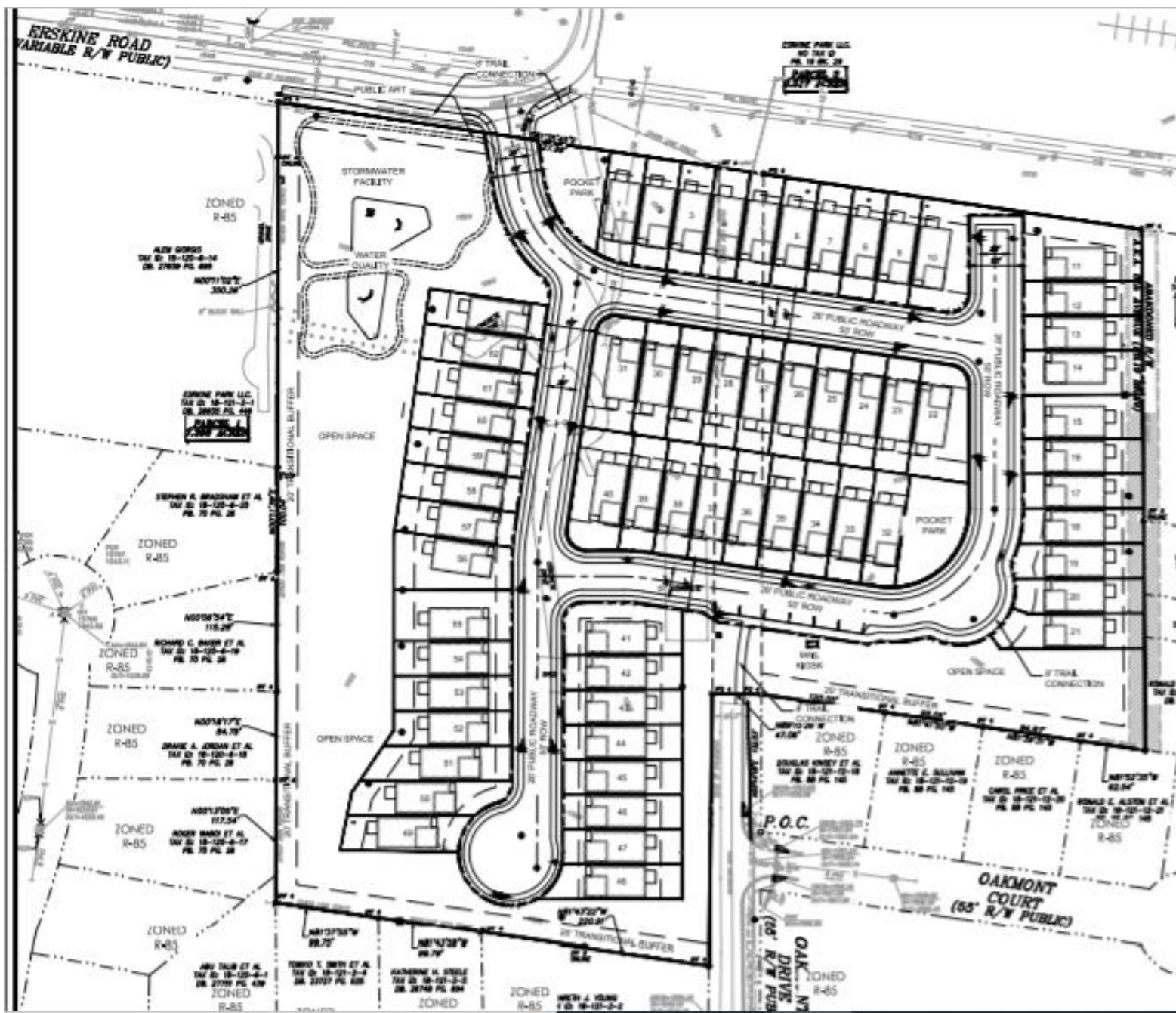
**Comprehensive Plan:** SUB (Suburban) **Consistent**  **Inconsistent**

**Proposed Density:** NA **Existing Density:** NA  
**Proposed Units/Square Ft.:** 63 urban detached townhomes at a density of 5.2 units per acre. **Existing Units/Square Feet:** Vacant  
**Proposed Lot Coverage:** NA **Existing Lot Coverage:** NA











BOSTON B

COLUMBIA B

BOSTON C

COLUMBIA C

ATLANTA C

APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA

Z/CZ No. \_\_\_\_\_

Filing Fee: \_\_\_\_\_

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

Applicant: Lennar Corporation c/o Battle Law, P.C. E-Mail: mlb@battlelawpc.com

Applicant Mailing Address: One West Court Square, Ste. 750 Decatur, GA 30030

Applicant Phone: 404.601.7616 Fax: 404.745.0045

Owner(s): Erskine Park, LLC E-Mail: \_\_\_\_\_ (If more than one owner, attach as Exhibit 'A')

Owner's Mailing Address: P.O. Box 2201, Silverthorne, Summit, CO 80498

Owner(s) Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Address/Location of Subject Property: 4549 Erskine Road & 1247 Oakmont Drive, Clarkston, GA 30021

District(s): 18 Land Lot(s): 121 Block: 02 & 12 Parcel(s): 001 & 007

Acreage: 12.11 Commission District(s): 4 & 6

Present Zoning Category: R-85 Proposed Zoning Category: RSM

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 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...