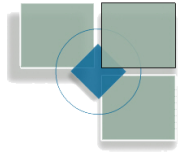




Michael Thurmond
Chief Executive Officer

DeKalb County Department of Planning & Sustainability

**330 Ponce De Leon Avenue, Suite 500
Decatur, GA 30030
(404) 371-2155 / plandev@dekalbcountyga.gov**



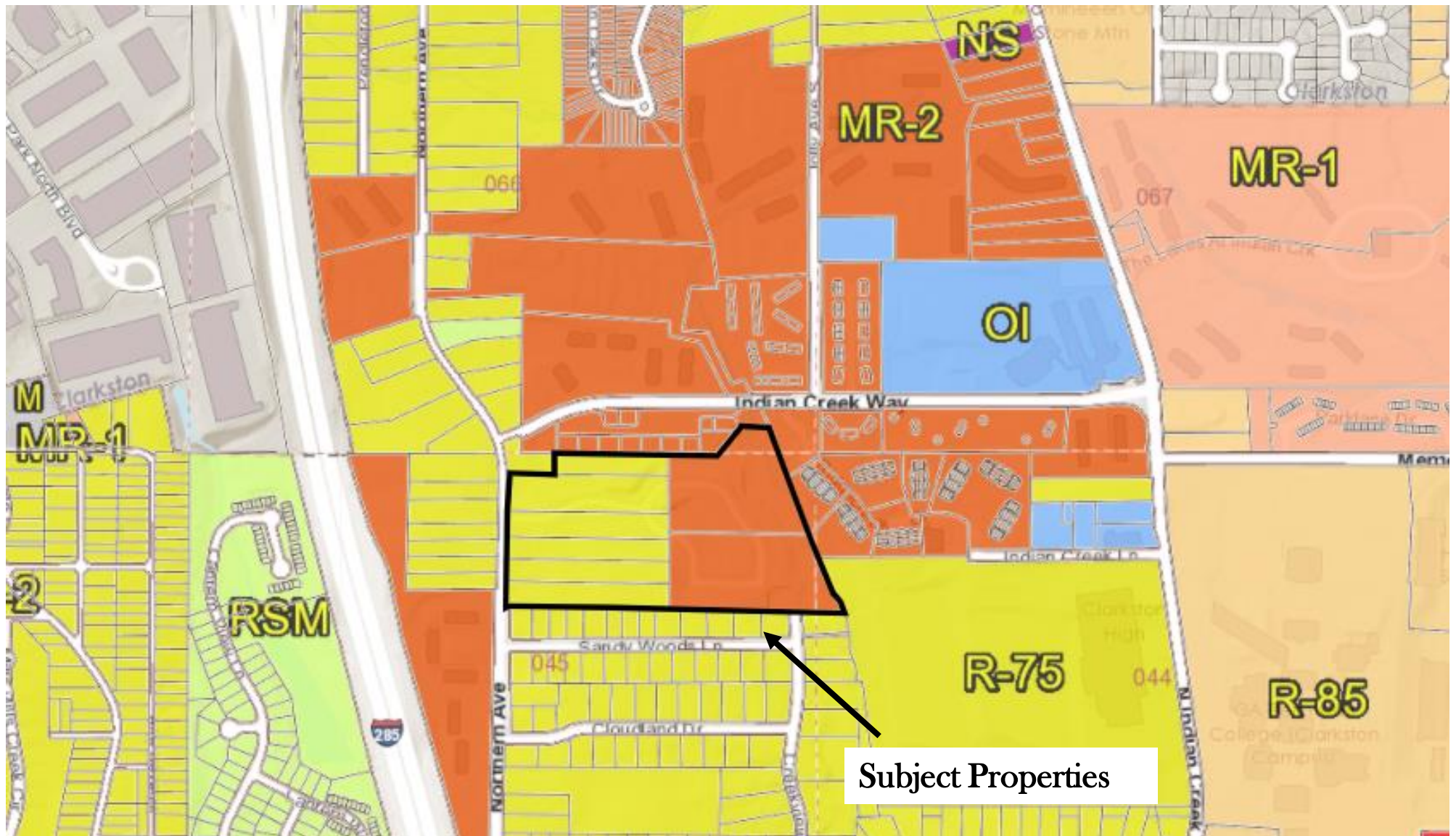
**Planning Commission Hearing Date: March 4, 2021
Board of Commissioners Hearing Date: March 25, 2021**

STAFF ANALYSIS

Case No.:	Z-21-1244531	Agenda #: N.13
Location/ Address:	The east side of Northern Avenue and the northern terminus of Creekview Drive, approximately 140 feet south of Indian Creek Way at 671, 657, 635, 655, 649, 641, 631, and 623 Northern Avenue in Clarkston, Georgia.	Commission District: 4 Super District: 6
Parcel ID:	18-045-08-001,18-045-08-003,18-045-08-004,18-045-08-005,18-045-08-006,18-045-08-007,18-045-08-008,18-045-08-095	
Request:	To rezone properties from R-75 (Single-Family Residential and MR-2 (Medium Density Residential-2) District to RSM (Small Lot Residential Mix) District to construct townhomes and single-family detached residences.	
Property Owner:	Fugees Land Holdings, LLC, Anjali Grandhige, & Hemanth Grandhige	
Applicant/Agent:	Inline Communities LLC c/o Battle Law	
Acreage:	22	
Existing Land Use:	Vacant Land and Single-Family homes.	
Surrounding Properties:	To be investigated	
Adjacent Zoning:	North: R-75 & MR-2 South: R-75 East: MR-2 & R-75 West: R-75 & MR-2	
Comprehensive Plan:	SUB (Suburban) Consistent <input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/>	
Proposed Density:	6.84 units per acre	Existing Density: NA
Proposed Units/Square Ft.:	151 residential units comprising single-family attached townhomes and single-family detached homes.	Existing Units/Square Feet: Vacant land and Single-Family homes.
Proposed Lot Coverage:	32%	Existing Lot Coverage: NA

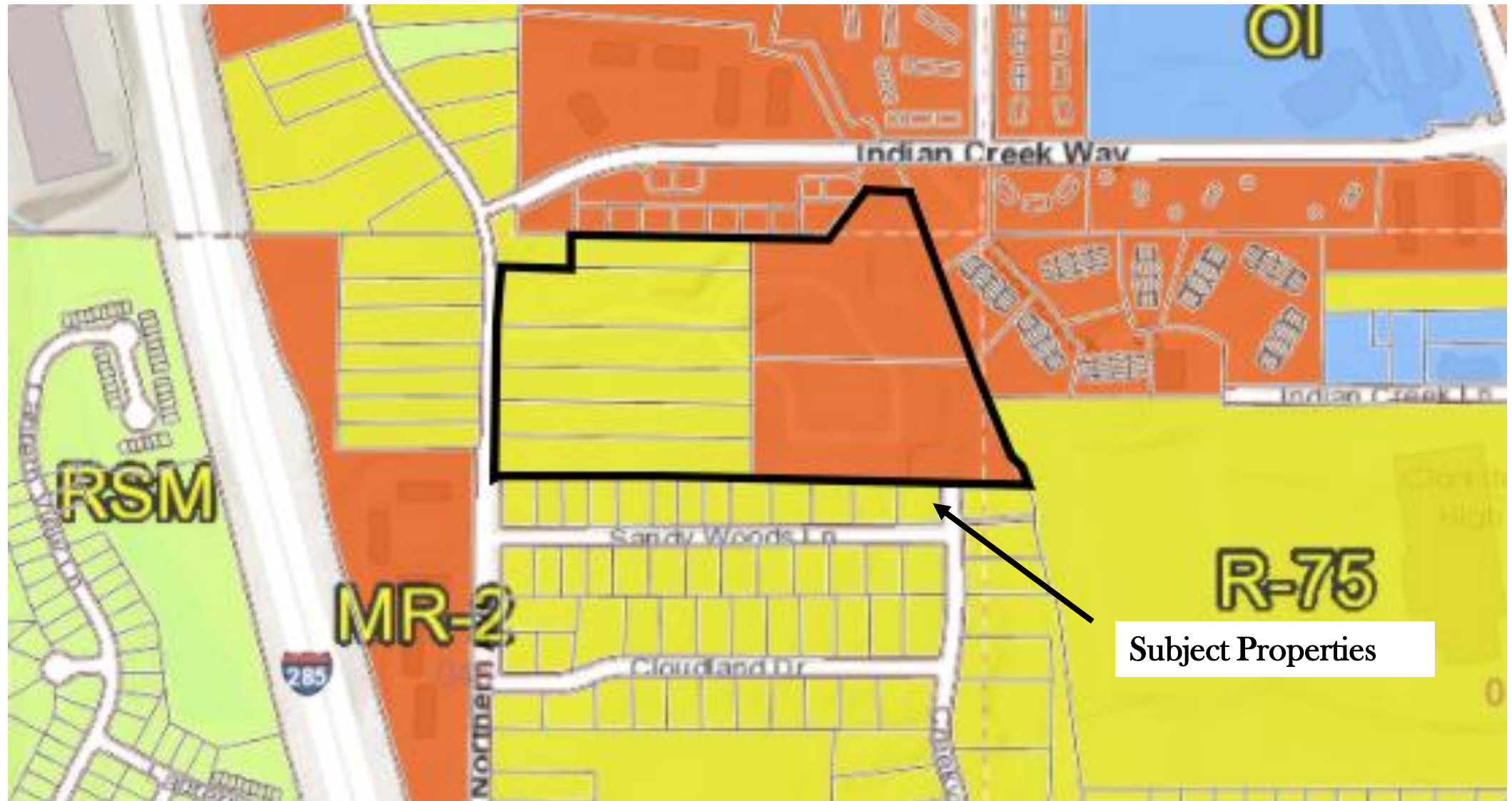
N13 Z 21 1244531

ZONING MAP



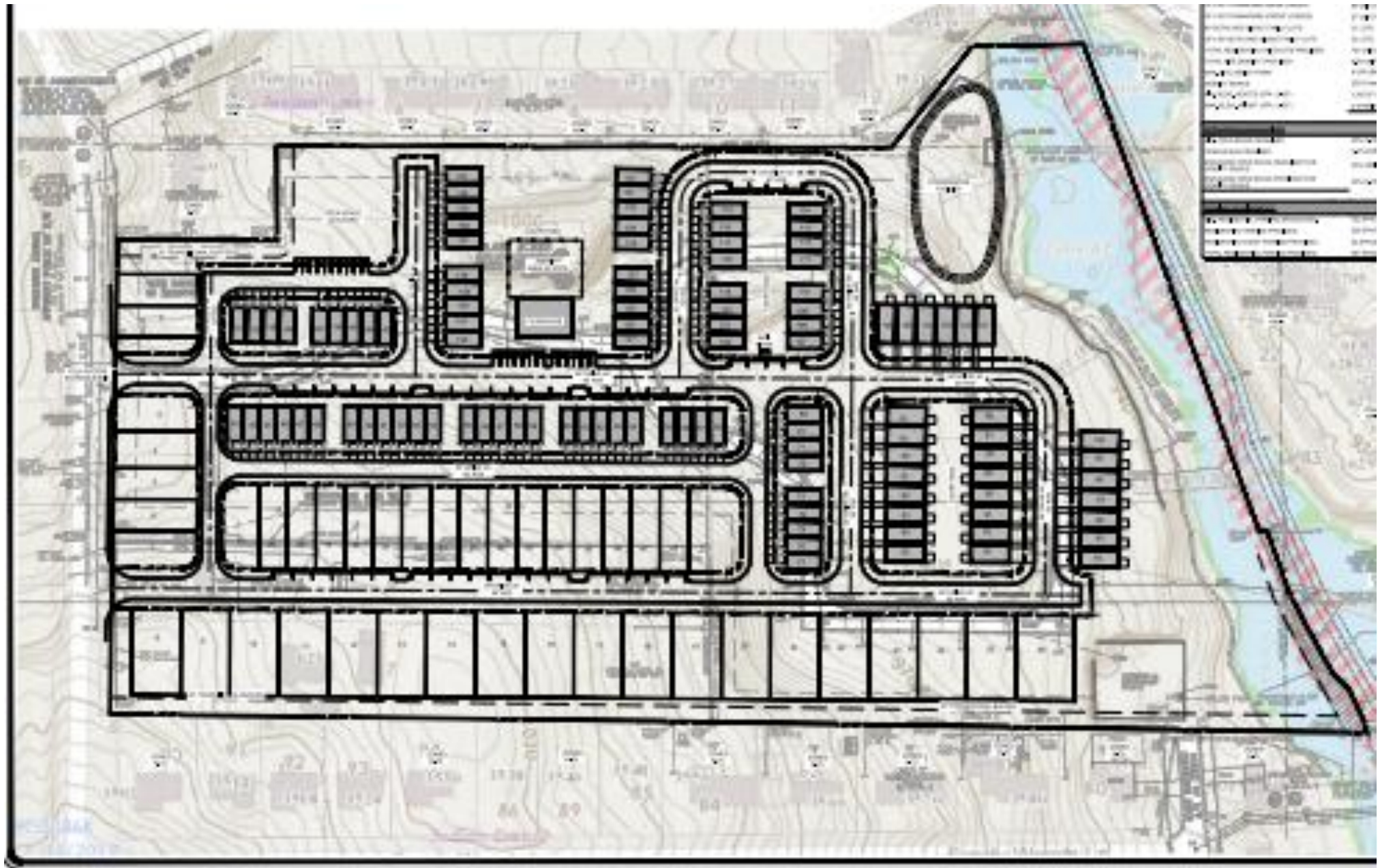
N13 Z 21 1244531

ZONING MAP









**APPLICATION TO AMEND OFFICIAL ZONING MAP
OF DEKALB COUNTY, GEORGIA**

Z/CZ No. _____

Filing Fee: _____

Date Received: _____ Application No.: _____

Applicant: Inline Communities LLC c/o Battle Law PC E-Mail: mlb@battlelawpc.comApplicant Mailing Address:
One West Court Square, Suite 750, Decatur GA 30030Applicant Phone: (404) 601-7616 Fax: (404) 745-0045*****
Owner(s): Refer to attachment E-Mail: _____
(If more than one owner, attach as Exhibit "A")Owner's Mailing Address:

Owner(s) Phone: _____ Fax: _____

Address/Location of Subject Property: 671, 657, 635, 655, 649, 641, 631, 623 Northern Ave Clarkston GA 30021District(s): 18 Land Lot(s): 045 Block: 08 Parcel(s): 095, 001, 008, 003, 005, 006, 007, 004Acreage: 22.07 Commission District(s): District 4, Super District 6Present Zoning Category: R-75 & MR-2 Proposed Zoning Category: RSMPresent Land Use Category: Suburban
*******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