



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

(404) 371-2155 / www.dekalbcountyga.gov/planning

Planning Commission Hearing Date: March 4, 2021, 5:30 P.M.

Board of Commissioners Hearing Date: March 25, 2020, 5:30 P.M.

STAFF ANALYSIS

Case No.: Z-21-1244587 **Agenda #:** N. 20

Location/Address: 2670 Clifton Springs Road **Commission District:** 3 **Super District:** 6

Parcel ID(s): 15-087-01-005

Request: Rezone property from R-100 (Residential-Medium Lot-100) to RSM (Residential Small Lot Mix) to allow a townhome development.

Property Owner(s): Harar Properties, LLC

Applicant/Agent: A.C. Johnson/Tri Septem Developers, Inc.

Acreage: 6.31 acres

Existing Land Use: Undeveloped, wooded

Surrounding Properties: North: Undeveloped, wooded (R-100); Northeast, East, Southeast, South, Southwest, West: Single-Family Residential (R-100); Northwest: Undeveloped, wooded (R-100)

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

Proposed Density: 8.24 units/acre	Existing Density: Not applicable
Proposed Units: 2 single-family residential; 50 townhomes	Existing Units: None
Proposed Lot Coverage: Information not provided	Existing Lot Coverage: Not applicable

DEPARTMENT OF PLANNING & SUSTAINABILITY

**Rezoning Application to Amend the Official Zoning Map of DeKalb
County, Georgia**

Date Received: _____ Application No: _____

Applicant Name: A C Johnson /Tri Septem Developers Inc.

Applicant E-Mail Address: acjohnson777@yahoo.com; triseptemdevelopersinc@gmail.com

Applicant Mailing Address: 4257 Flat Shoals Pkwy.
Decatur, GA 30034

Applicant Daytime Phone: 678 887 2448 Fax: _____

Owner Name: Harar Properties LLC
If more than one owner, attach list of owners.

Owner Mailing Address: 3050 Five Forks Trickum Rd.

Owner Daytime Phone: 678 887 2448

Address of Subject Property: 2670 Clifton Springs Rd

Parcel ID#: 15-087-01-005

Acreage: 6.31 acres Commission District: 3

Present Zoning District(s): R-100

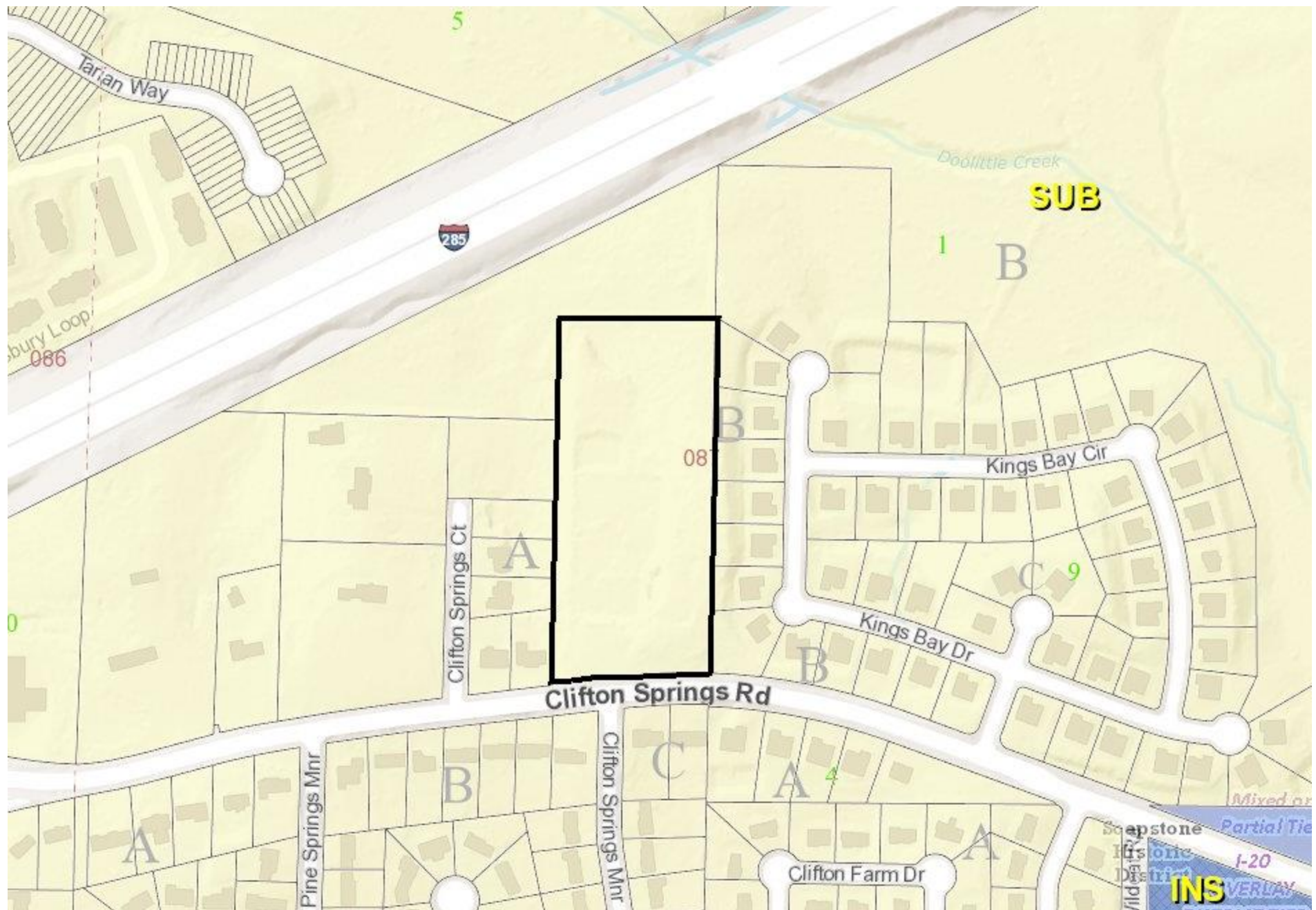
Proposed Zoning District: RSM

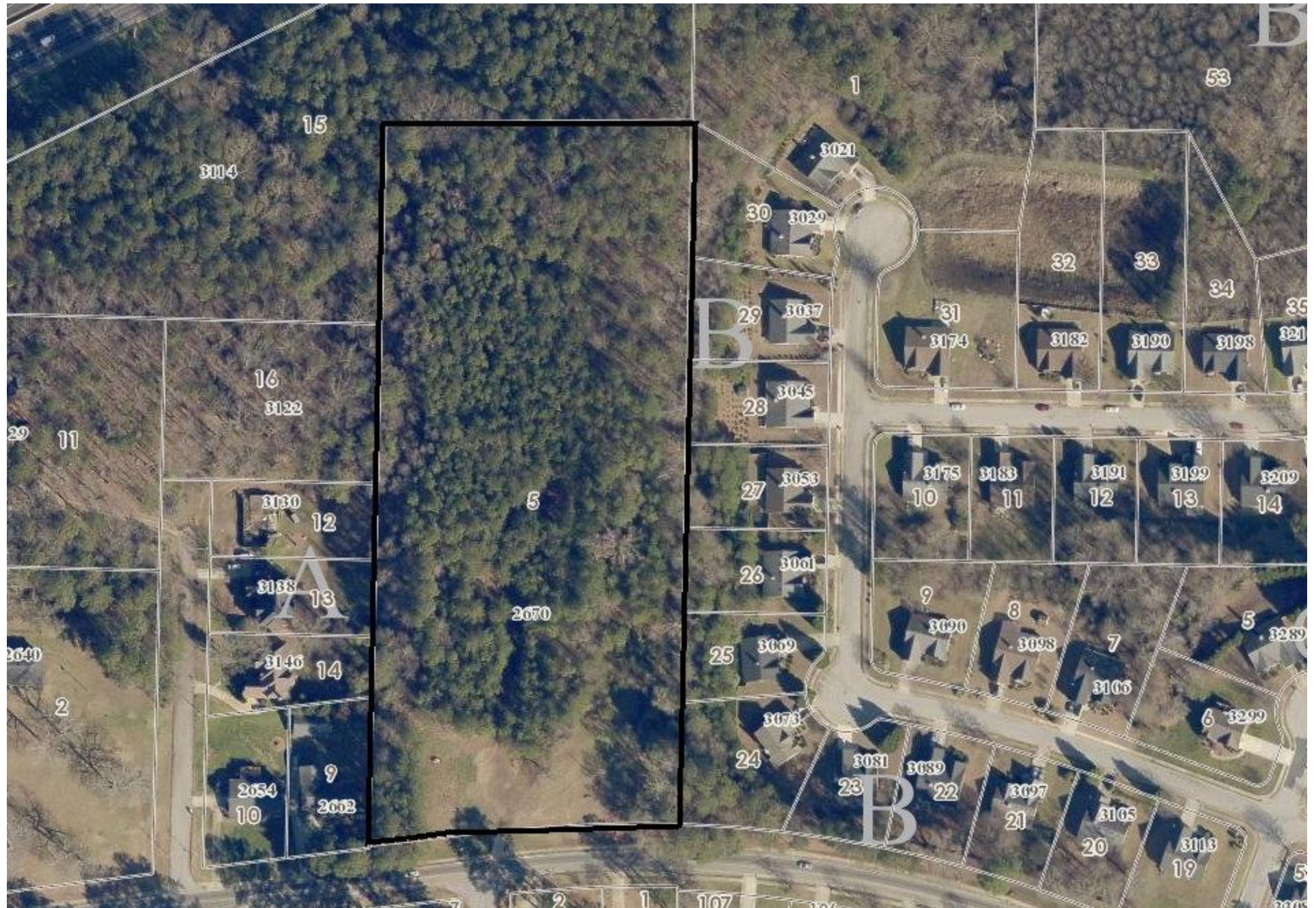
Present Land Use Designation: _____

Proposed Land Use Designation (if applicable): Townhomes









N. 20 Z-21-1244587

Site Photo

