

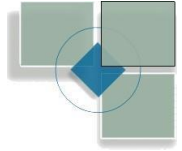


DeKalb County Department of Planning & Sustainability

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: May 6, 2021
Board of Commissioners Hearing Date: May 27, 2021

STAFF ANALYSIS

Case No.: Z-21-1244531 **Agenda #:** D8.

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** **Inconsistent**

Proposed Density: 6.84 units per acre
Proposed Units/Square Ft.: 151 residential units comprising single-family attached townhomes and single-family detached homes.
Proposed Lot Coverage: 32%

Existing Density: NA
Existing Units/Square Feet: Vacant land and Single-Family homes.
Existing Lot Coverage: NA

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.com

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

Applicant 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 30021

District(s): 18 Land Lot(s): 045 Block: 08 Parcel(s): 095, 001, 008, 003, 005, 006, 007, 004

Acreage: 22.07 Commission District(s): District 4, Super District 6

Present Zoning Category: R-75 & MR-2 Proposed Zoning Category: RSM

Present 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

