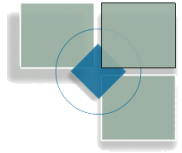




Michael Thurmond
Chief Executive Officer

DeKalb County Department of Planning & Sustainability

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



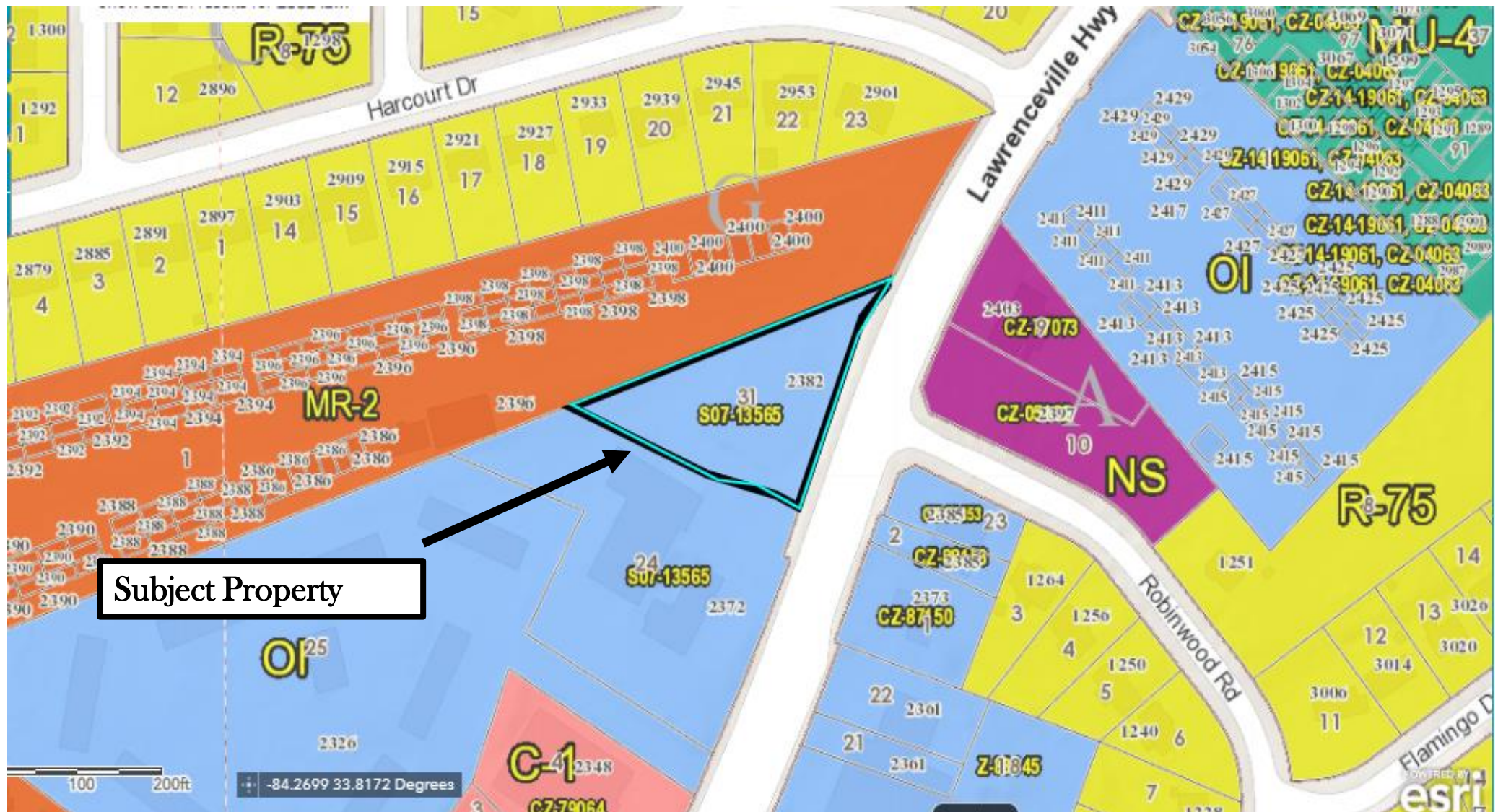
**Planning Commission Hearing Date: May 4, 2021
Board of Commissioners Hearing Date: May 27, 2021**

STAFF ANALYSIS

Case No.:	Z-21-1244664	Agenda #: N.1
Location/ Address:	The west side of Lawrenceville Highway, opposite Robinwood Road, at 2382 Lawrenceville Highway in Decatur, Georgia.	Commission District: 4 Super District: 6
Parcel ID:	18-116-01-031	
Request:	To rezone properties from O-I (Office Institutional) to MR-2 (Medium Density Residential-2) District to allow for the construction of single-family attached townhomes.	
Property Owner:	Haiden Ali Sultan	
Applicant/Agent:	Michael Gamble	
Acreage:	.81	
Existing Land Use:	Vacant Land and Tennis Courts.	
Surrounding Properties:	To be investigated	
Adjacent Zoning:	North: MR-2 South: O-I East: NS & O-I West: MR-2	
Comprehensive Plan:	CRC (Commercial Redev. Corridor) Consistent <input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/>	
Proposed Density:	11.1 units per acre	Existing Density: NA
Proposed Units/Square Ft.:	9 attached single-family townhomes	Existing Units/Square Feet: Vacant
Proposed Lot Coverage:	NA	Existing Lot Coverage: NA

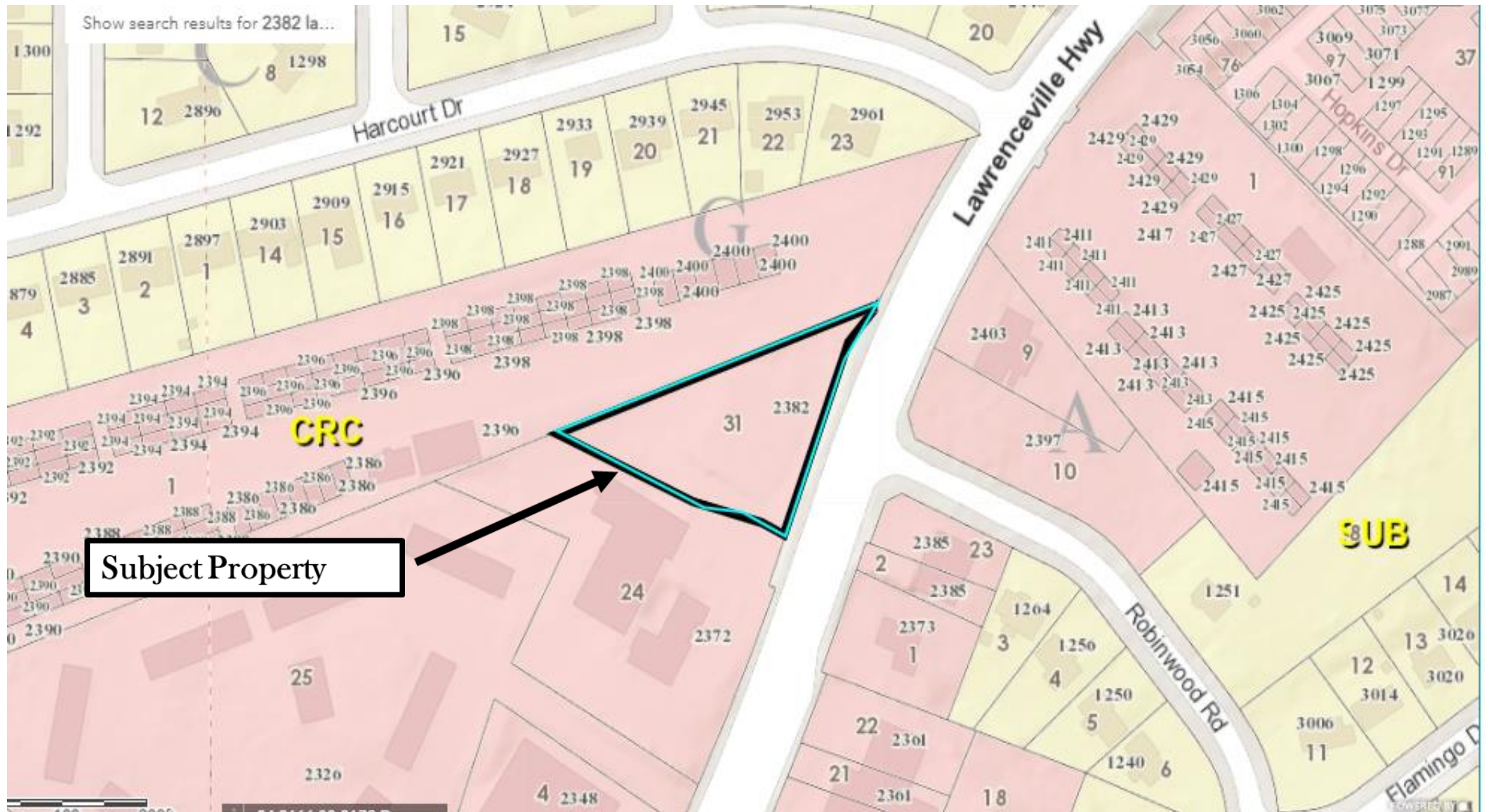
N1 Z 21 1244664

ZONING MAP



N1 Z 21 1244664

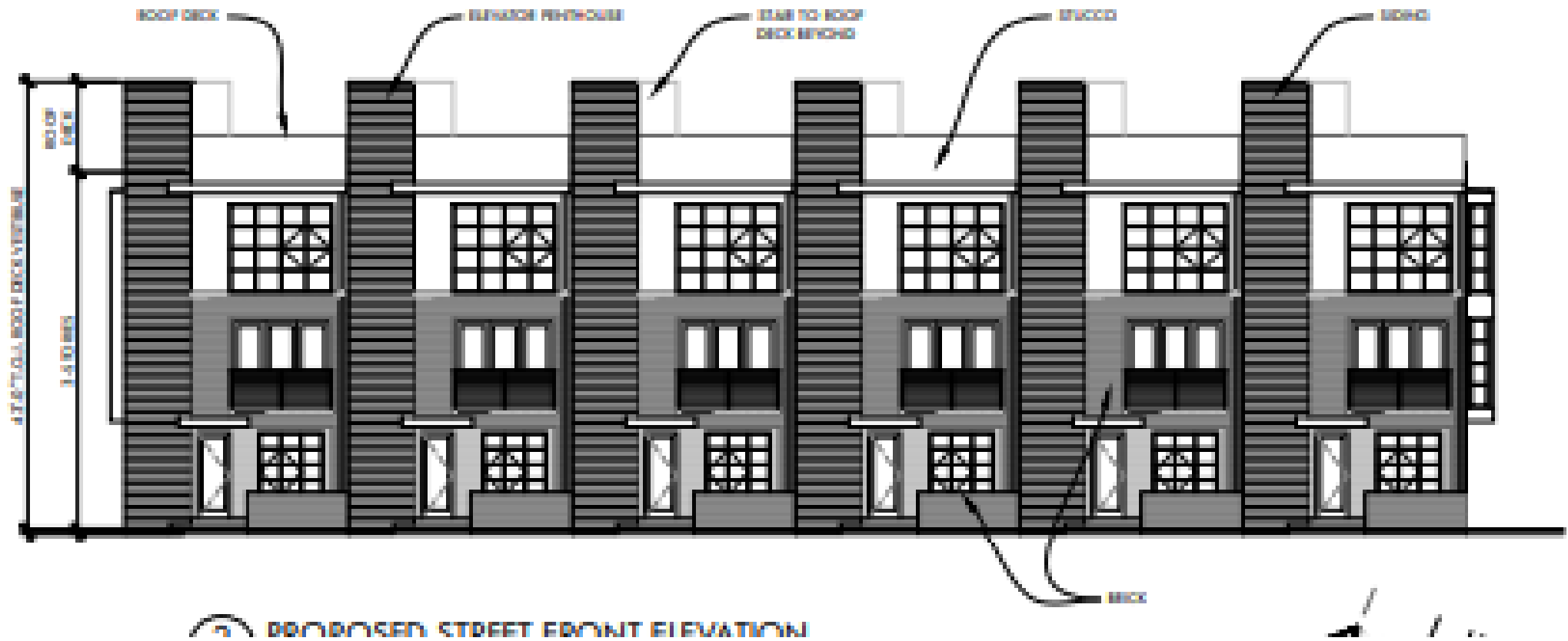
Future Land Use Map





Subject Property





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

Date Received: _____ Application No: _____

Applicant Name: Michael Gamble

Applicant E-Mail Address: mgamble@gg-architects.com

Applicant Mailing Address: Gamble + Gamble Architects, 935 Myrtle St NE, Atlanta, GA 30309

Applicant Daytime Phone: 404-808-3708 Fax: -----

Owner Name: Haiden Ali Sultan

If more than one owner, attach list of owners.

Owner Mailing Address: 2411 Cravey Dr NE, Atlanta, GA 30345

Owner Daytime Phone: 770-826-4082 atl. 404-408-9899

Address of Subject Property: 2382 Lawrenceville Hwy, Decatur, GA 30033

Parcel ID#: 18 116 01 031

Acreage: 0.81 Commission District: 04

Present Zoning District(s): OI

Proposed Zoning District: MR-2

Present Land Use Designation: CRC

Proposed Land Use Designation (if applicable): _____