



**DeKalb County Department of Planning & Sustainability**

**330 Ponce De Leon Avenue, Suite 300**

**Decatur, GA 30030**

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**Planning Commission Sketch Plat Hearing Date: June 23, 2021, 6:00 P.M.**

**STAFF ANALYSIS**

<b>Case No.:</b>	PLAT - 1243816	<b>Agenda #:</b> N. 2
<b>Location/Address:</b>	3081 Robinson Ave & 495 Proctor Ave	<b>Commission District:</b> 4 <b>Super District:</b> 6
<b>Parcel ID(s):</b>	18-047-24-003 & 18-047-24-004	
<b>Request:</b>	To subdivide .9 acres for the development of 9 single family live work attached units.	
<b>Property Owner(s):</b>	Marilyn Holdings Lllp	
<b>Applicant/Agent:</b>	Barry Dunlop	
<b>Acreage:</b>	.9 acres	
<b>Existing Land Use:</b>	Vacant 1 story structure	
<b>Surrounding Properties:</b>	North, West is zoned M (Light Industrial) District; South and East R-75 (Residential Medium Lot-75) District	

**SUBJECT PROPERTY & ZONING HISTORY**

The subject properties located at 3081 Robinson Road and 495 Proctor Avenue are zoned M (Light Industrial) District with a future land designation of Industrial (LIND). Both properties are also located in the Scottdale Overlay Tier 1. The current zoning, future land use and overlay district allows for the development of nine single-family attached live work units.

**PROJECT ANALYSIS**

Barry Dunlop submitted a sketch plat to subdivide .9 acres to develop nine single family attached live work units. The proposed sketch plat creates two private drives, Whitlock Way and Early Avenue, with entry/exit access from Proctor Avenue. The perimeter and interior of the development will have five-foot sidewalk and landscape strip with street trees. A detention pond and mail kiosk are provided along with two parking spaces per garage per unit.

**STAFF RECOMMENDATION: Approval**

DeKalb County Department of Planning and Sustainability recommends approval.