



DeKalb County Department of Planning & Sustainability

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

STAFF ANALYSIS

Case No.:	PLAT - 1244663	Agenda #: N. 4
Location/Address:	3792 Harvest Drive	Commission District: 3 Super District: 7
Parcel ID(s):	15 060 01 191	
Request:	To subdivide 10 acres for the development of 61 single family attached residences.	
Property Owner(s):	Phoenix City Holdings LLC	
Applicant/Agent:	Sotir Christopher	
Acreage:	10 acres	
Existing Land Use:	Wooded Lot	
Surrounding Properties:	West, South and East is zoned R-100 (Residential Medium Lot-100) District; North is zoned MU-1 (Mixed Used Density -1) and MR-1 (Medium Residential Lot-1) District	

SUBJECT PROPERTY & ZONING HISTORY

The subject property is zoned RSM (Small Lot Residential Mix) District with a future land designation of Suburban (SUB). The property was rezoned in 2019, CZ-19-1243522. The current zoning and future land use allow for the development of single-family attached residences.

PROJECT ANALYSIS

The applicant Sotir Christopher submitted a sketch plat to subdivide 10 acres into the development of 61 attached residences at a density of 5.94 units per acres. The attached two-story front-loaded townhomes will have one and two car garages. Trails, pocket parks, green and a pavilion is included for this development. Access to and from this site will come from Harvest Drive.

STAFF RECOMMENDATION: Approval

DeKalb County Department of Planning and Sustainability recommends approval.