



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 - 1244095	Agenda #: N. 5
Location/Address:	3053 Wesley Chapel Road	Commission District: 3 Super District: 7
Parcel ID(s):	15-099-04-006	
Request:	To subdivide 3.8 acres for the development of 8 single family residences.	
Property Owner(s):	LBM ATL, LLC.	
Applicant/Agent:	Barbara Odom	
Acreage:	3.8 acres	
Existing Land Use:	Vacant 1 story structure / Wooded lot	
Surrounding Properties:	North, West, South and East R-100 (Residential Medium Lot-100) District	

SUBJECT PROPERTY & ZONING HISTORY

The subject property located at 3053 Wesley Chapel Road is zoned R-100 (Residential Medium Lot -100) District with a future land designation of Institutional (INS). The current zoning and future land use allow for the development of nine single-family detached homes.

PROJECT ANALYSIS

Barbara Odom submitted a sketch plat to subdivide 3.8 acres to develop single family detached homes on 9 lots. The proposed sketch plat creates 9 lots for 9 single family detached units at a density of 2.1 units per acre. A 6-foot sidewalk, landscape strip, 6-foot decorative fence and street trees will line Wesley Chapel Road. The interior of the development will have sidewalks, landscape strip, streetlights and street trees.

STAFF RECOMMENDATION: Approval

DeKalb County Department of Planning and Sustainability recommends approval.