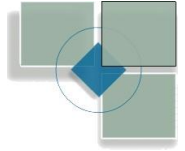




Michael Thurmond  
Chief Executive Officer

## DeKalb County Department of Planning & Sustainability

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



**Planning Commission Hearing Date: November 4, 2021**

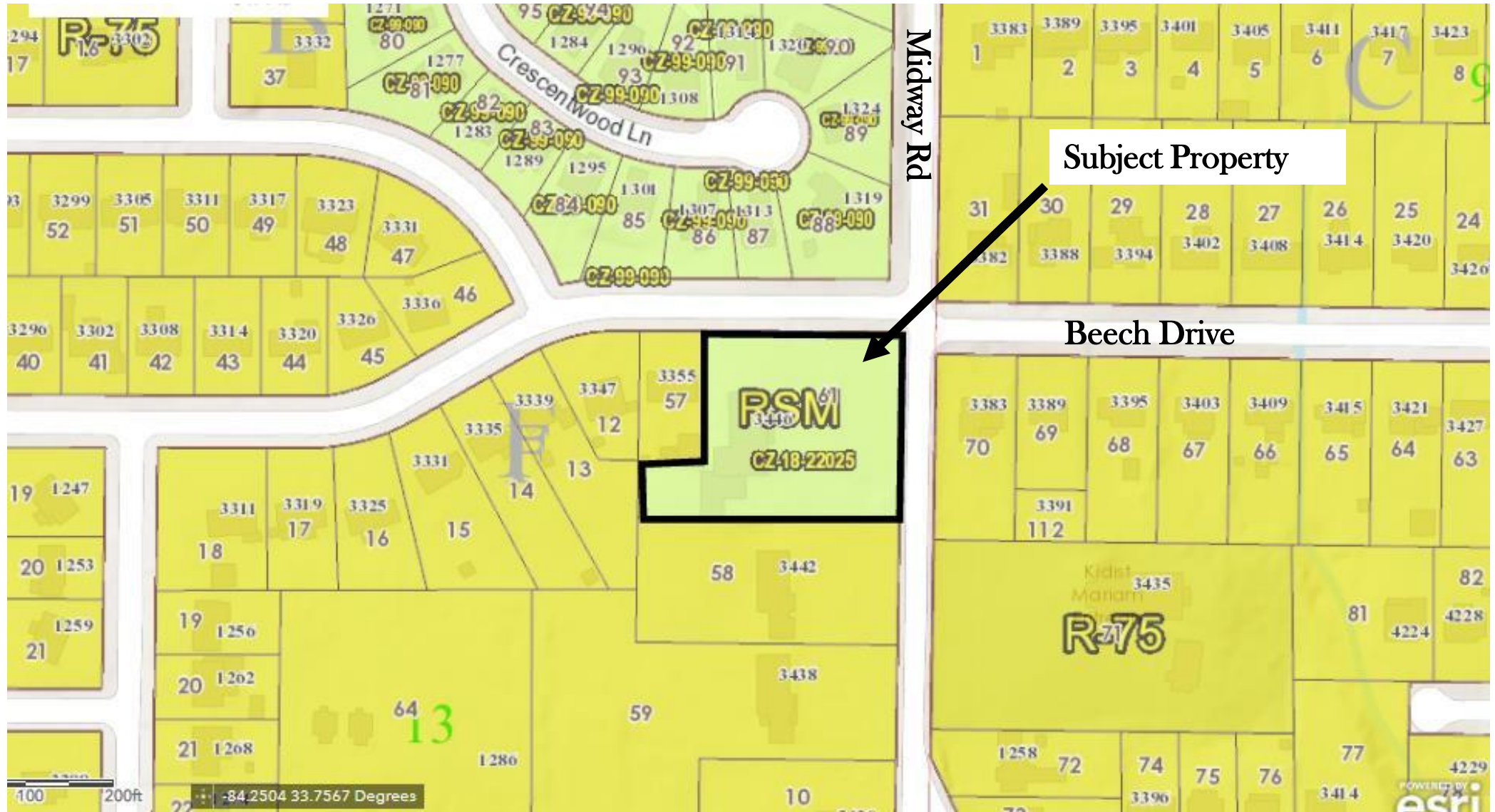
**Board of Commissioners Hearing Date: November 18, 2021**

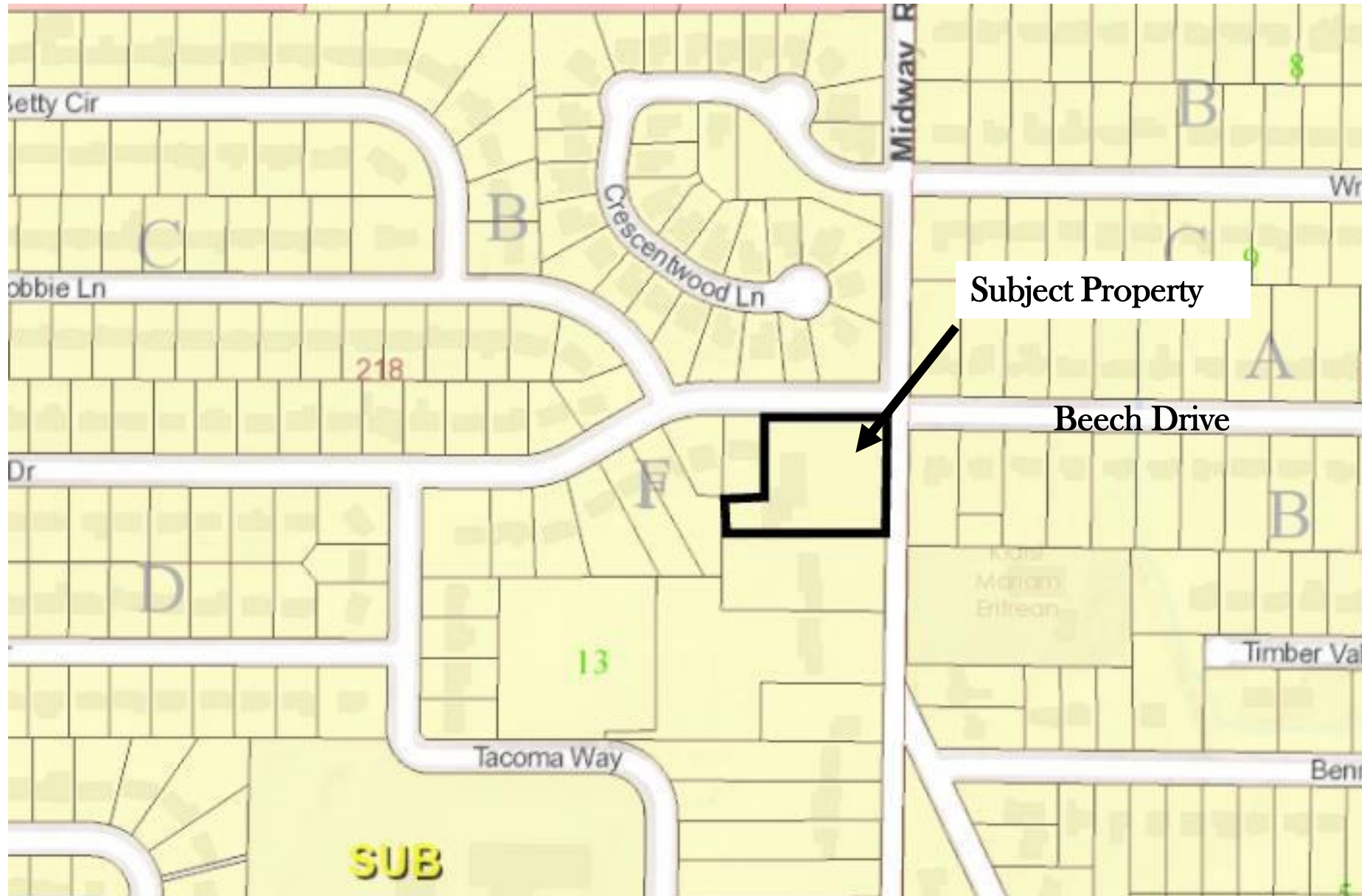
### STAFF ANALYSIS

<b>Case No.:</b>	CZ-21-1245234	<b>Agenda #:</b> N.4
<b>Location/ Address:</b>	The southwest corner of Midway Road and Beech Drive, at 3446 Midway Road, Decatur, Georgia.	Commission District: 3 Super District: 7
<b>Parcel ID:</b>	15-218-13-061	
<b>Request:</b>	For a Major Modification of the conditional site plan and other conditions of RSM (Residential Small Lot Mix) zoning approved pursuant to CZ-18-22025, for six single-family homes.	
<b>Property Owner:</b>	Flyaway Homes, LLC	
<b>Applicant/Agent:</b>	James Cantrell	
<b>Acreage:</b>	1.12	
<b>Existing Land Use:</b>	Single-family home and vacant land	
<b>Surrounding Properties:</b>	To be investigated	
<b>Adjacent Zoning:</b>	<b>North:</b> RSM <b>South:</b> R-75 <b>East:</b> R-75 <b>West:</b> R-75	
<b>Comprehensive Plan:</b>	SUB (Suburban)	<b>Consistent</b> <input checked="" type="checkbox"/> <b>Inconsistent</b> <input type="checkbox"/>
<b>Proposed Density:</b>	5.35 units per acre	<b>Existing Density:</b> NA
<b>Proposed Units/Square Ft.:</b>	6 single-family detached lots	<b>Existing Units/Square Feet:</b> Vacant
<b>Proposed Lot Coverage:</b>	NA	<b>Existing Lot Coverage:</b> NA

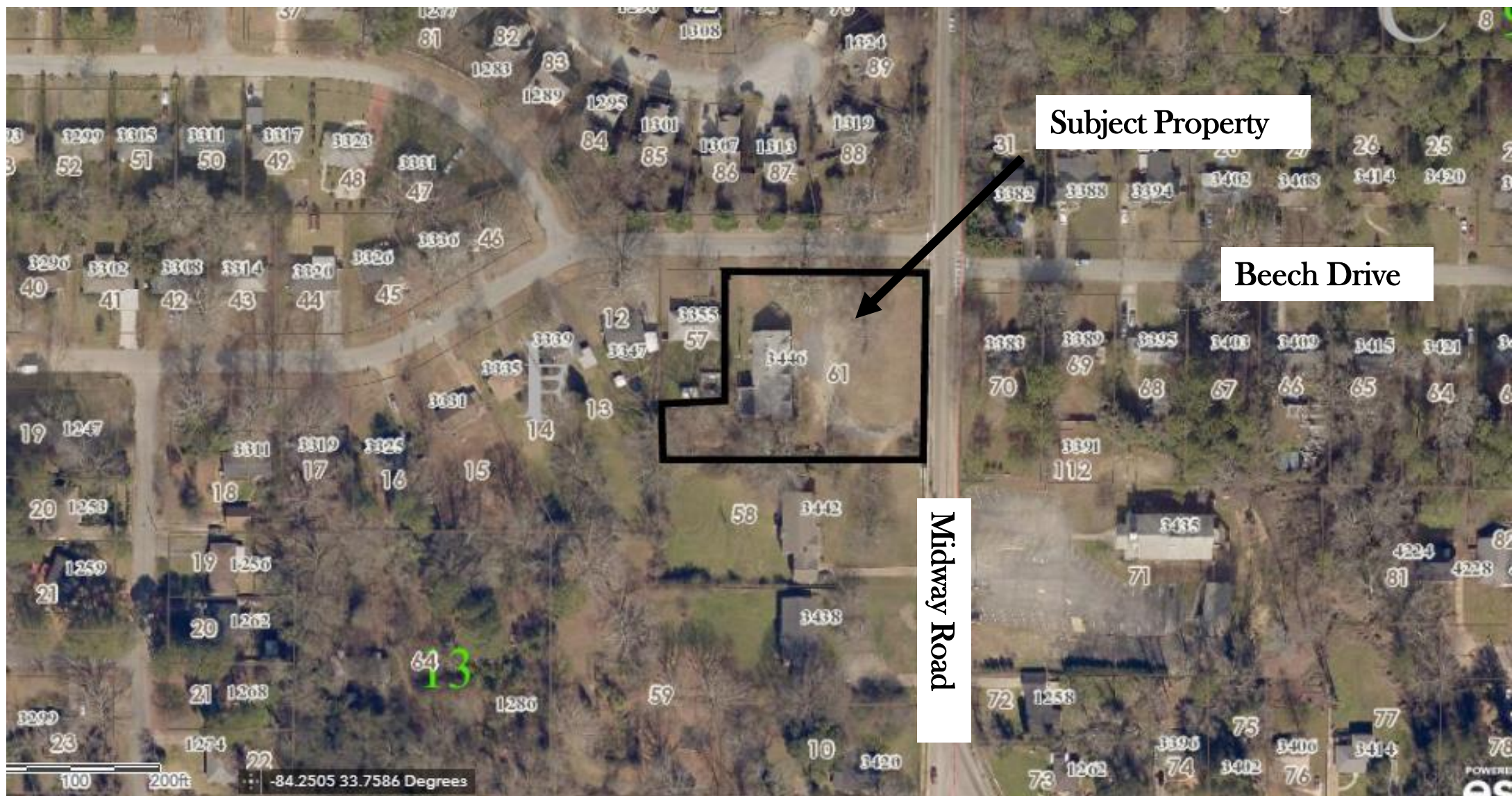
N4 CZ 21 1245234

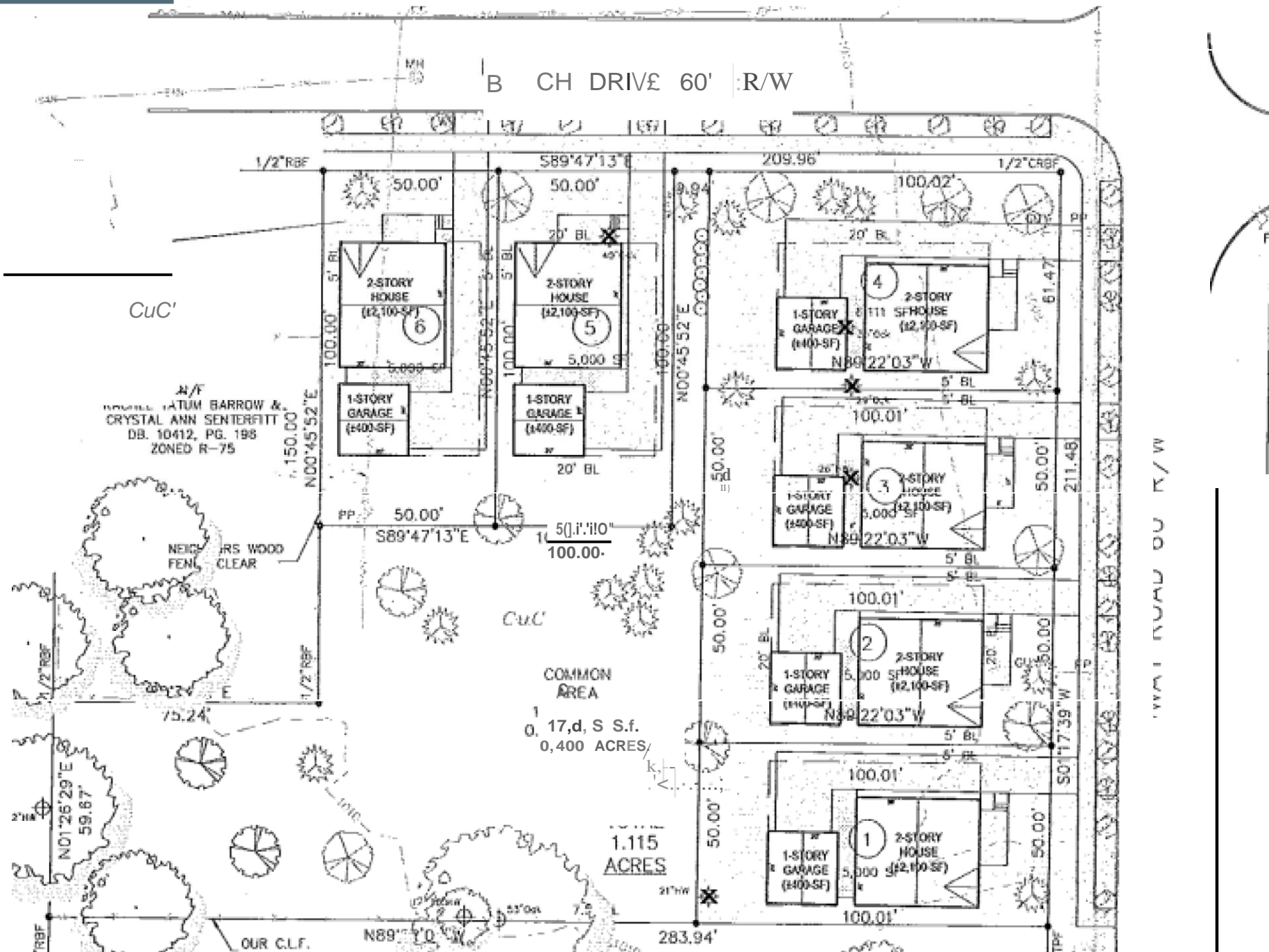
ZONING MAP







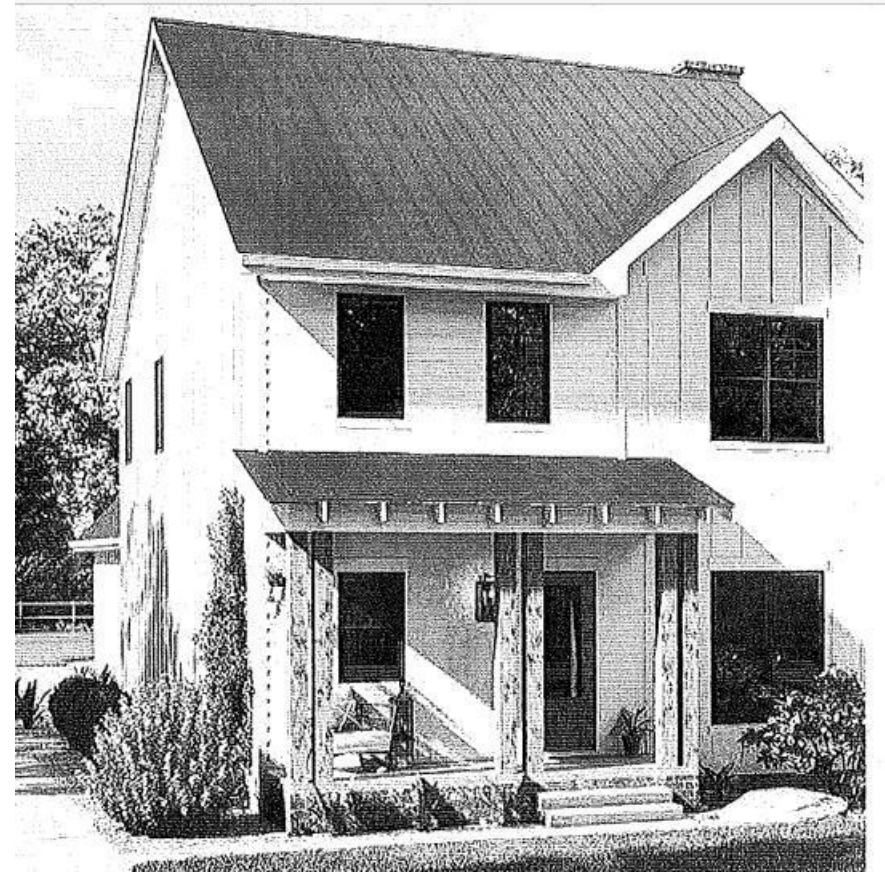
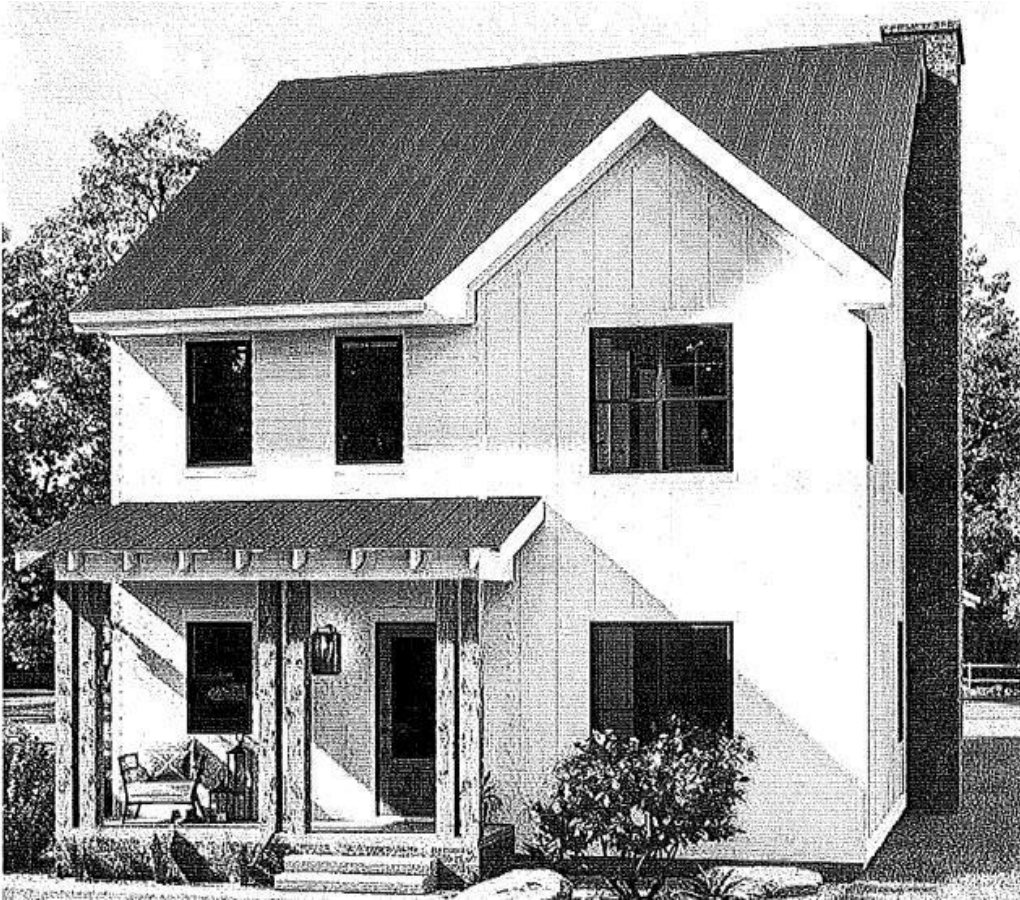




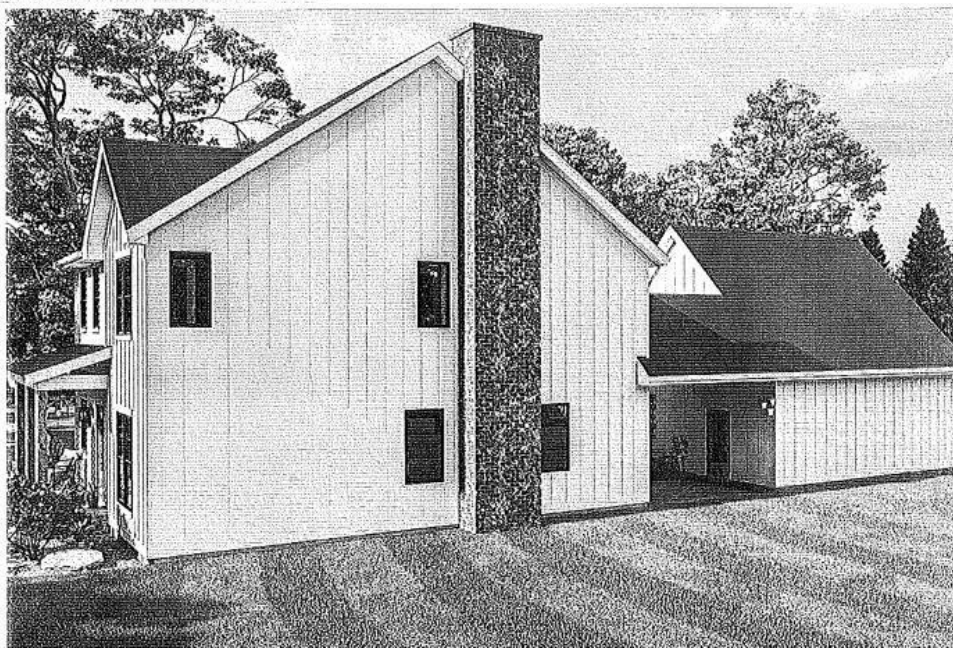
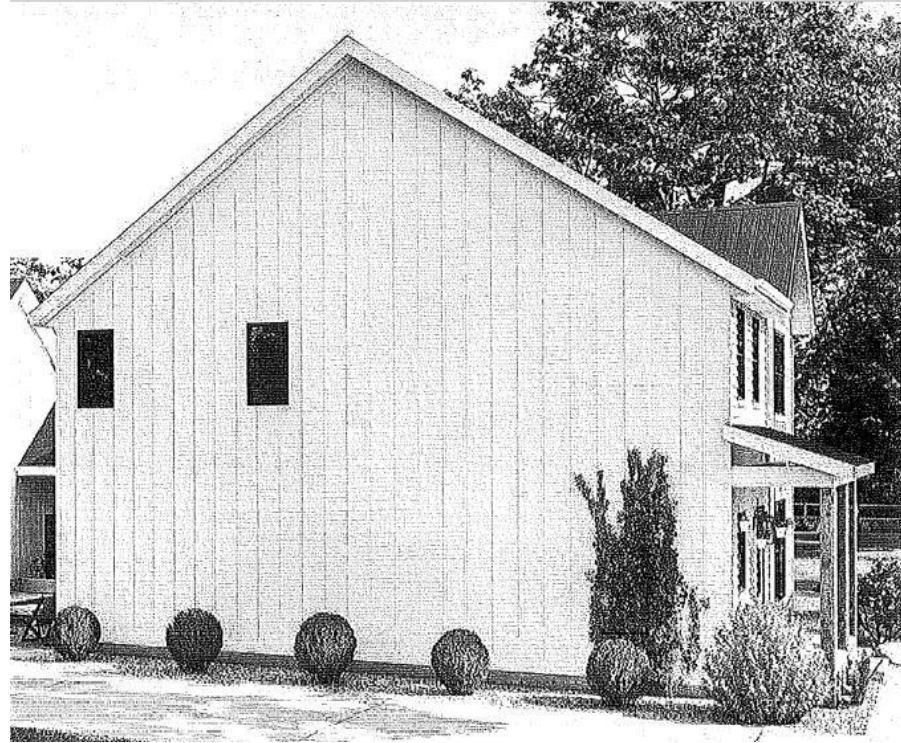
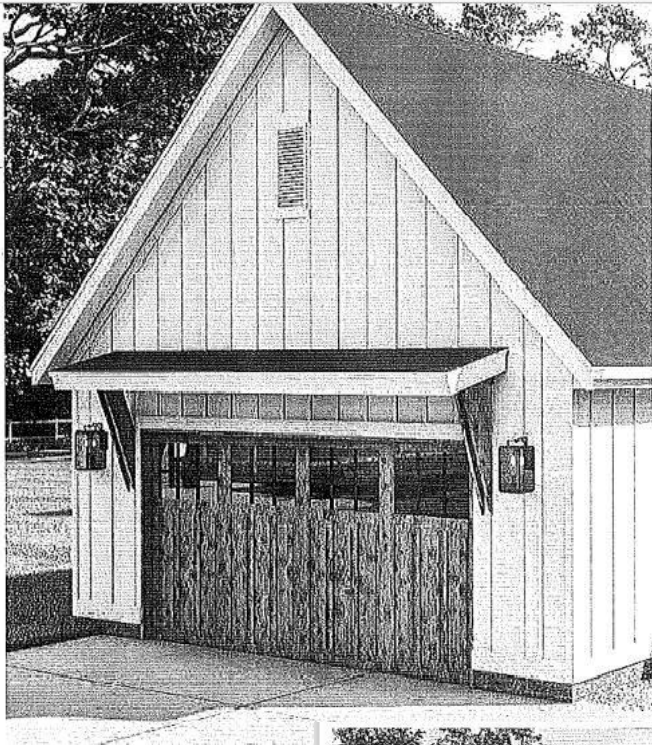


N4 CZ 21 1245234

## Conceptual Elevations



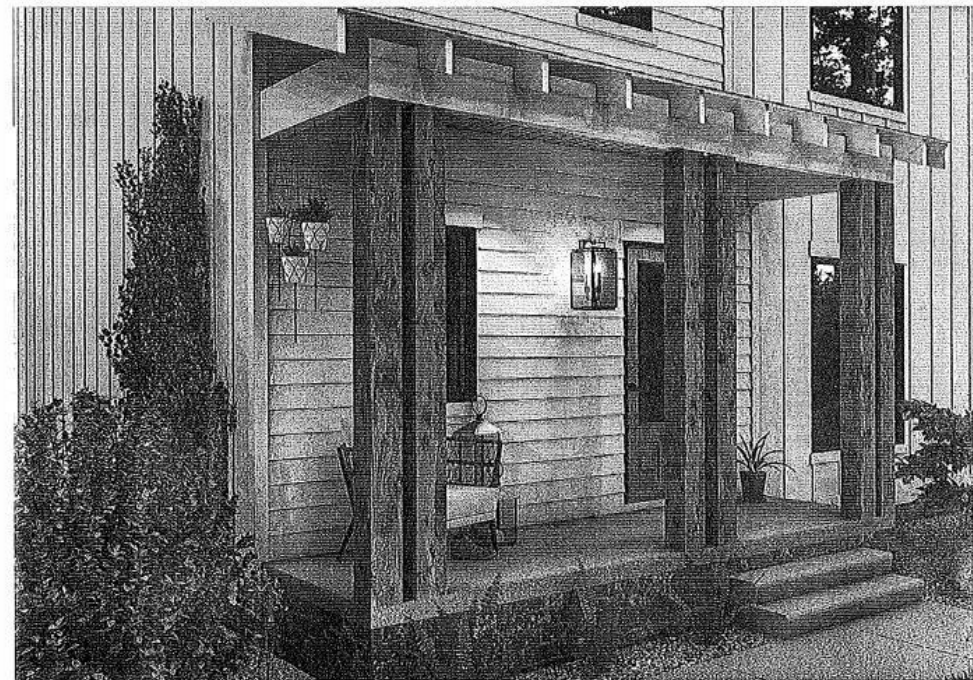
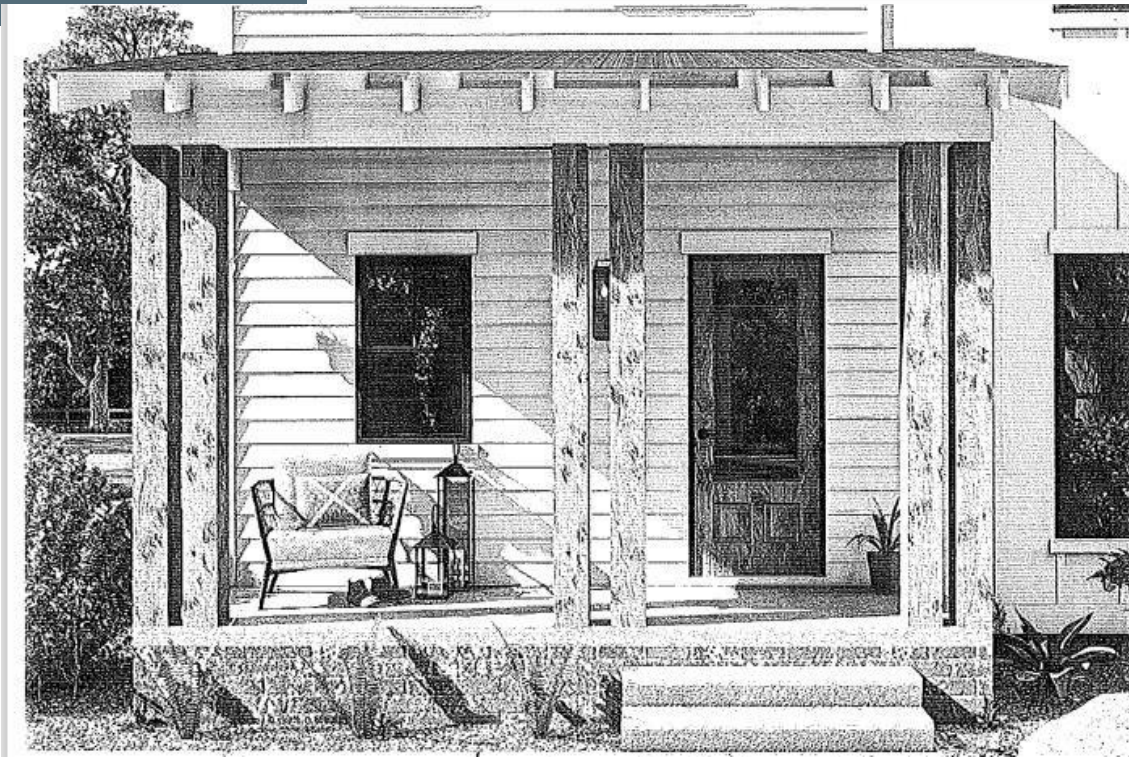






N4 CZ 21 1245234

## Conceptual Elevations





## DEPARTMENT OF PLANNING &amp; SUSTAINABILITY

## MAJOR MODIFICATION APPLICATION

Existing Conditional Zoning No.: Z-18-22025APPLICANT NAME: JIM CANTRELLDaytime Phone#: 770-330-9404 Fax #: 678-550-7468 E-mail: jim@AHPcapital.netMailing Address: 3904 N. DRUID HILLS RD. STE. 100, DECATUR, GA 30030OWNER NAME: ELYAWAY HOMES LLC (If more than  
one owner, attach contact information for each owner)Daytime Phone#: 770-330-9404 Fax #: 678-550-7468 E-mail: jim@AHPcapital.netMailing Address: 3446 MIDWAY RD, DECATUR GA 30032SUBJECT PROPERTY ADDRESS OR LOCATION: 3446 MIDWAY RD, DECATUR, GA 30032

\_\_\_\_\_, DeKalb County, GA, \_\_\_\_\_

District(s): 15TH Land Lot(s): 218 Block(s): \_\_\_\_\_ Parcel(s): 15-218-13-061Acreage or Square Feet: 1.115 Commission District(s): \_\_\_\_\_ Existing Zoning: \_\_\_\_\_

I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

Have you, the applicant, made a campaign contribution of \$250.00 or more to a DeKalb County government official within the two year period that precedes the date on which you are filing this application?

\_\_\_\_ Yes X No If "yes", see page 4. (Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A)Owner: X Agent: \_\_\_\_\_  
(Check One)Signature of Applicant: Printed Name of Applicant: Jim Cantrell Major Modification Application