



## **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: July 10, 2018, 6:30 P.M.**

**Board of Commissioners Hearing Date: July 24, 2018, 6:30 P.M.**

### **STAFF ANALYSIS**

**Case No.:** Z-18-22040 **Agenda #:** D. 1

**Location/Address:** 3337, 3345, 3353, 3361, 3367 and 3375 Kensington Road, Decatur **Commission District:** 4 **Super District:** 6

**Parcel ID(s):** 15-250-06-001 through -006

**Request:** To rezone property from R-75 (Residential Medium Lot) District and O-I (Office-Institutional) District to HR-3 (High-Density Residential) District for development of 244 multi-family units at a density of 86 units per acre.

**Property Owner(s):** Rickie A. Clements, Reta Horton, and CVRS Holdings, LLC

**Applicant/Agent:** LDG Development, LLC c/o Battle Law, PC

**Acreage:** 2.83 acres

**Existing Land Use:** Single-family detached homes.

**Surrounding Properties:** To the north, northeast, and northwest: the Kensington MARTA station; to the east: an unused parking lot; to the southeast and south: the DeKalb County Juvenile Detention Center; to the southwest: single-family residential (City of Avondale Estates); to the west: Kensington Trace townhomes (City of Avondale Estates)

**Adjacent Zoning:** **North:** R-75 **South:** N.A. (Avondale Estates) **East:** R-75 **West:** RSM and Avondale Estates **Northeast:** R-75 **Northwest:** R-75 **Southeast:** N.A. (Avondale Estates) **Southwest:** N.A. (Avondale Estates)

**Comprehensive Plan:** RC (Regional Center) ☒ **Consistent** ☐ **Inconsistent**

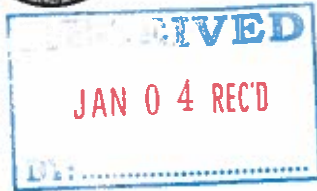
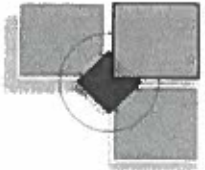
<b>Proposed Density:</b> 86.22 units/acre	<b>Existing Density:</b> 2.12 units/acre
<b>Proposed Units/Square Footage:</b> 244 units/6,675 s.f. non-residential	<b>Existing Units:</b> 6
<b>Proposed Lot Coverage:</b> 71%	<b>Existing Lot Coverage:</b> (estimate) 15%



# DeKalb County Department of Planning & Sustainability

Michael L. Thurmond  
Chief Executive Officer

Andrew A. Baker, AICP  
Director



## APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA

Z/CZ No. 2-18-22040  
Filing Fee

Date Received: \_\_\_\_\_ Application No.: \_\_\_\_\_

Applicant: LDG Development, LLC c/o Battle Law, P.C. E-Mail: mlb@battlelawpc.com

Applicant Mailing Address: One West Court Sq., Suite 750, Decatur, GA 30030

Applicant Phone: 404-601-7616 Fax: 404-745-0045

Owner(s): See Attached E-Mail: \_\_\_\_\_  
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address: \_\_\_\_\_

Owner(s) Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Address/Location of Subject Property: See Schedule 1 Attached Hereto

District(s): 5 Land Lot(s): 250 Block: 06 Parcel(s): 001 - 006

Acreage: 2.834 Commission District (s): 4 & 6

Present Zoning Category: R-75 Proposed Zoning Category: HR-3

Present Land Use Category: Regional Center

### PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

#### Disclosure of Campaign Contribution

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes ☐ No ☒

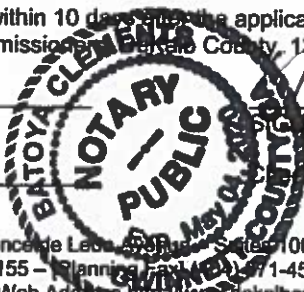
If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

NOTARY

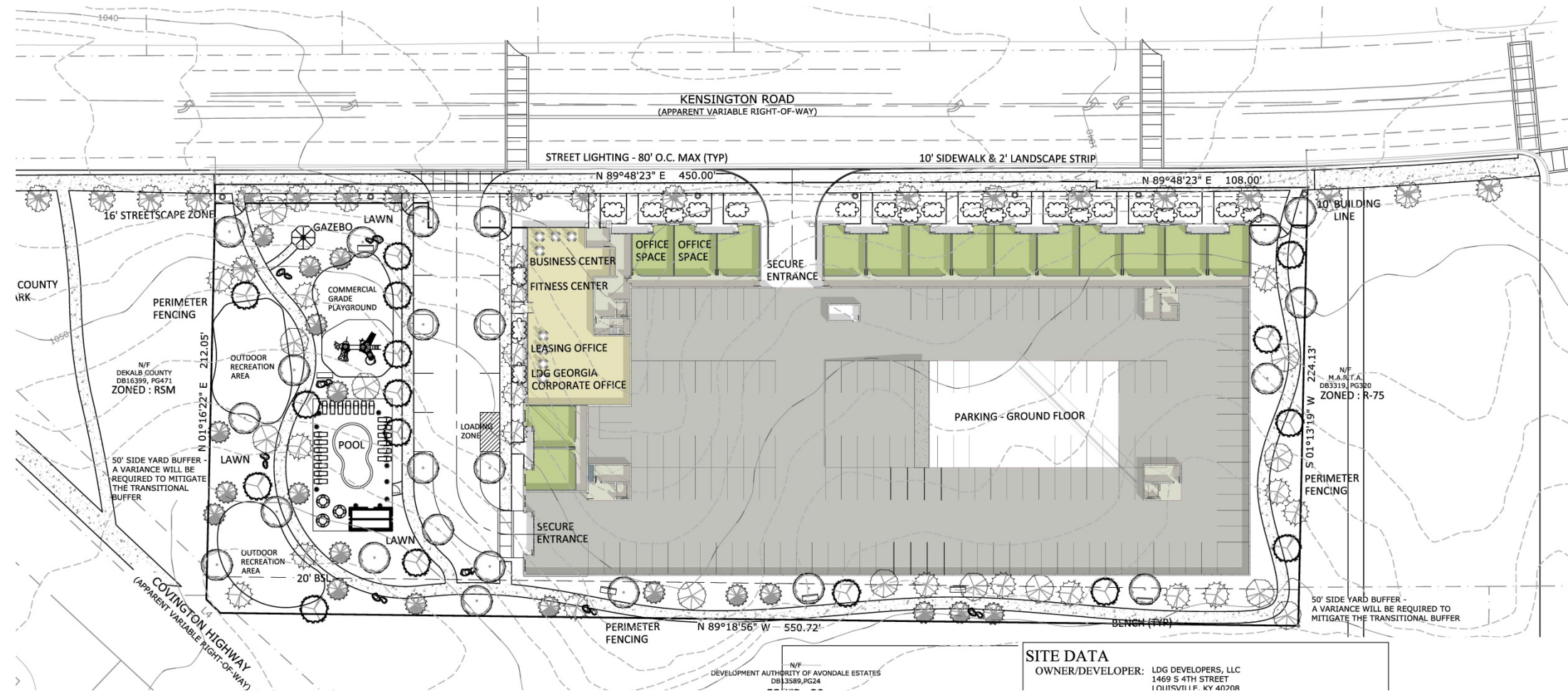
May 04 2020  
EXPIRATION DATE / SEAL



SIGNATURE OF APPLICANT / DATE

Check One: Owner ☐ Agent ☐

330 West Ponce de Leon Ave., Suite 100-500 - Decatur, Georgia - 30030  
[voice] 404.371.2155 - [Planning Fax] 404.371-4556 [Development Fax] (404) 371-3007  
Web Address: [www.dekalbcountyga.gov/planning](http://www.dekalbcountyga.gov/planning)  
Email Address: [planninganddevelopment@dekalbcountyga.gov](mailto:planninganddevelopment@dekalbcountyga.gov)





1 3D View 02  
SD212



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Consultants

Project Name  
Kensington  
Street Apartment  
Complex

Kensington Street, Decatur, GA

Client  
LDG  
DEVELOPMENT

1469 South 4th Street  
Louisville, KY 40208

Seal

NOT FOR  
CONSTRUCTION

Revisions  

No.	Description	Date

SCHEMATIC  
PERSPECTIVE

Project number 18-LD-02  
Date May 23, 2018

SD212

Scale

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1 3D View 04

SD214



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SD214

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1 3D View 05  
SD215



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Revisions  

No.	Description	Date

SCHEMATIC  
PERSPECTIVE

Project number 18-1-D-02  
Date May 23, 2018

SD215

Scale

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Seal  


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No.	Description	Date

SCHEMATIC  
ELEVATIONS

Project number 18-LD-02  
Date May 23, 2018

SD201

Scale 1/16" = 1'-0"





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Seal

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CONSTRUCTION

Revisions

No.	Description	Date

SCHEMATIC  
ELEVATIONS

Project number 18-LD-02  
Date May 23, 2018

SD202

Scale 1/16" = 1'-0"



