



DeKalb County Department of Planning & Sustainability

**330 Ponce De Leon Avenue, Suite 300
Decatur, GA 30030
(404) 371-2155 / 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.: 2018-2155/ Z-18-22305 **Agenda #:** N.1

Location/Address: The southwest side of Alton Road approximately 596 feet southeast of Chamblee-Tucker Road at 3121 Alton Road, Atlanta, Georgia. **Commission District:** 1 **Super District:** 7

Parcel ID: 18-283-03-039

Request: To rezone property from R-100 (Residential Medium Lot) District to RSM (Small Lot Residential Mix) to allow for construction of twelve (12) single-family attached fee-simple townhomes in accordance with Section 27-4.1 of the DeKalb County Code.

Property Owners: Shaker J. C. Reddy

Applicant/Agent: Zach Handac

Acreage: 3.01 Acres

Existing Land Use: Undeveloped

Surrounding Properties: Embry Hills Recreation & Subdivision; Barrington Townhomes
Warren Technical High School

Adjacent & Surrounding Zoning: North, East & West: R-100 (Residential Medium Lot) District
South: MR-1 (Medium Density-Residential-1) District

Comprehensive Plan: Institutional Consistent X

Proposed Units: 12	Existing: None
Proposed Lot Coverage: < 35% Per Lot	Existing Lot Coverage: N/A



404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

Rezoning Application to Amend the Official Zoning Map of DeKalb County, Georgia

Date Received: _____ Application No: _____

Applicant Name: ZACH HANDAC

Applicant E-Mail Address: zhandac@accura.com

Applicant Mailing Address: 3200 PRESIDENTIAL DRIVE
ATLANTA, GA 30340

Applicant Daytime Phone: 404-241-8722 Fax: 404-241-4577

Owner Name: SHAKER J. C. REDDI
If more than one owner, attach list of owners.

Owner Mailing Address: 1670 RIVERSIDE RD, ROSWELL, GA-30076

Owner Daytime Phone: 678-358-8532.

Address of Subject Property: 3121 ALTON ROAD, ATLANTA, GA 30341

Parcel ID#: 18-283-03-039

Acreage: 3.015

Commission District: 1st

Present Zoning District: R-100
RSM

Proposed Zoning District:

Present Land Use Designation: INS
INS

Proposed Land Use Designation:

(For Office Use) Filing Fee: _____



NOTES:

ALL EXTERIOR MATERIALS WILL COMPLY WITH ARTICLE 5 OF ZONING ORDINANCE OF DEKALB COUNTY.

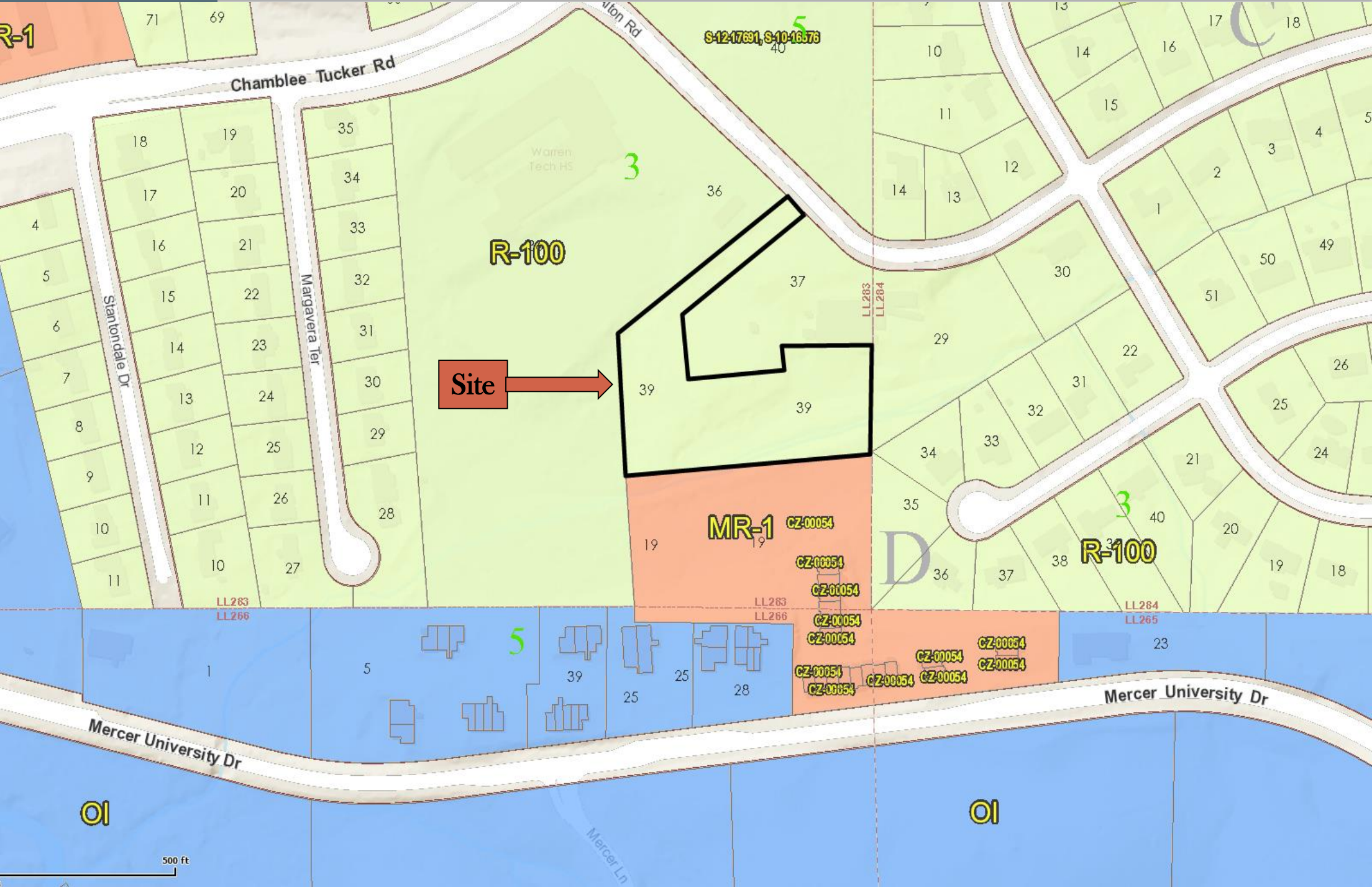
WALL MATERIALS:

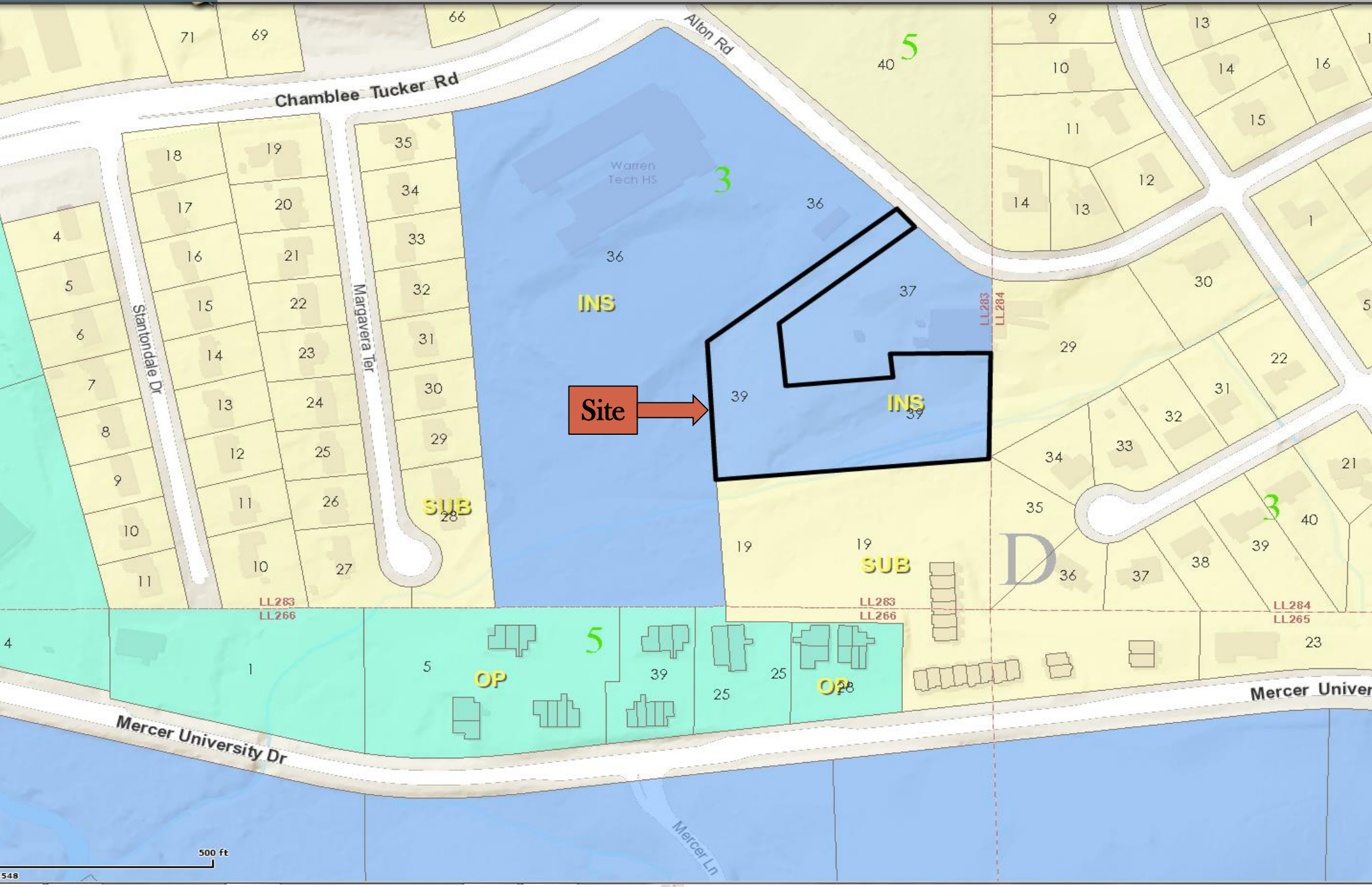
- STONE MASONRY
 - BRICK MASONRY
 - WOOD SIDING (VERTICAL AND HORIZONTAL)
 - CEDAR SHINGLES
 - HARD COAT STUCCO.
- COMBINATION OF MATERIALS WILL BE USED TO PROVIDE ARCHITECTURALLY PLEASING EFFECT.

ROOF MATERIALS:

- ASPHALT SHINGLES

ACCESSORY BUILDINGS ARE NOT PROPOSED FOR THIS DEVELOPMENT.







Chamblee Tucker Road

Alton Road

Site

Mercer University Drive

500 ft