



## **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: September 6, 2018, 6:30 P.M.**

**Board of Commissioners Hearing Date: September 25, 2018, 6:30 P.M.**

### **STAFF ANALYSIS**

**Case No.:** Z-18-1235094 **Agenda #:** N. 11

**Location/Address:** 2861 and 2871 Treadway Drive **Commission District:** 3 **Super District:** 7

**Parcel ID(s):** 15-098-01-001 & -002 and 15-127-03-007

**Request:** To rezone property from R-100 (Residential-Medium Lot - 100) to R-75 (Residential-Medium Lot - 75) for a 29-unit single-family detached subdivision.

**Property Owner(s):** Lloyd Nurse

**Applicant/Agent:** Lloyd Nurse

**Acreage:** 8.72 acres

**Existing Land Use:** Vacant, wooded

**Surrounding Properties:** To the north, northeast, east, southeast, and south: single-family residential. To the southwest: Salt and Light Truth Center Church, and (across Snapfinger Road) the Five Points shopping center. To the west: single-family residential, the NeoLife Club, and Fire Station No. 16

**Adjacent Zoning:** **North:** R-100 **South:** R-100 **East:** R-100 **West:** R-100 and O-I **Northeast:** R-100  
**Northwest:** R-100 **Southeast:** R-100 **Southwest:** O-I

**Comprehensive Plan:** SUB (Suburban) ☒ **Consistent** ☐ **Inconsistent**

<b>Proposed Density:</b> 3.32 units/acre	<b>Existing Density:</b> N.A. (vacant and wooded)
<b>Proposed Units:</b> 29	<b>Existing Units:</b> N.A. (vacant and wooded)
<b>Proposed Lot Coverage:</b> maximum 35%	<b>Existing Lot Coverage:</b> N.A. (vacant and wooded)



# DeKalb County Department of Planning & Sustainability

Michael Thurmond  
Chief Executive Officer

Andrew A. Baker, AICP  
Director



## APPLICATION TO AMEND OFFICIAL ZONING MAP

DEKALB COUNTY, GEORGIA

JUL 05 2010

ZICZ No. 2-18-1235094

Filing Fee: \_\_\_\_\_

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

Applicant: Lloyd Nurse E-Mail: Lloyd.nursetimer.com

Applicant Mailing Address: PO Box 361137 Decatur GA 30036

Applicant Phone: 678 698 1717 Fax: 770 783 8571

Owner(s): Lloyd Nurse E-Mail: Lloyd.nursetimer.com  
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address: SAME

Owner(s) Phone: 678 698 1717 Fax: 770 783 8571

Address/Location of Subject Property: 2861 E 28th Treadwell Dr Decatur GA 30034

District(s): 15 Land Lot(s): 98/127 Block: \_\_\_\_\_ Parcel(s): 1509801002-001  
1512703007

Acreage: 8.72 Commission District(s): 3

Present Zoning Category: R100 Proposed Zoning Category: R75

Present Land Use Category: LDR

### 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 Contributions

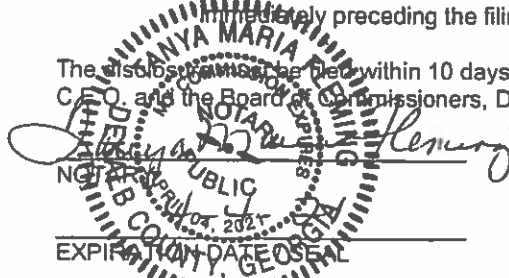
In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

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.



SIGNATURE OF APPLICANT / DATE

Check One: Owner ☒ Agent ☐

330 West Ponce de Leon Avenue - Suites 100-500 - Decatur, Georgia - 30030 [voice]  
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Email Address: [planninganddevelopment@dekalbcountyga.gov](mailto:planninganddevelopment@dekalbcountyga.gov)



**N. 11    Z-18-1235094**

# Site Plan

