



DeKalb County Department of Planning & Sustainability

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

Michael Thurmond
 Chief Executive Officer

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

MAJOR MODIFICATION – CHANGE OF CONDITIONS
STAFF ANALYSIS

Case No.: Cz-18-1235087 **Agenda #:** N. 17

Location/Address: 6754 Bermuda Road **Commission District:** 4 **Super District:** 7

Parcel ID: 18-084-01-002

Request: A Major Modification of two zoning conditions pursuant to CZ-86024, to allow access to an adjoining property in Gwinnett County from Bermuda Road and to eliminate the requirement for a berm on the west side of the property.

Property Owner: J.M. Williams, Jr., Heritage STH Real Est Part LP

Applicant/Agent: Eberly & Associates c/o the Galloway Law Group, LLC

Acreage: 12 acres

Existing Land Use: Vacant, wooded

Surrounding Properties: To the north, northeast, east, south, southwest, west, and northwest: vacant and wooded. To the southeast: single-family residential.

Adjacent Zoning: **North:** in Gwinnett County **South:** R-100 **East:** in Gwinnett County **West:** M-2
Northeast: in Gwinnett County **Northwest:** M-2 **Southeast:** in Gwinnett County
Southwest: in Gwinnett County

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

Proposed Units/Square Ft.: Not applicable	Existing Units/Square Feet: Not applicable
Proposed Lot Coverage: (Estimated) 15%	Existing Lot Coverage: Not applicable



DeKalb County
GEORGIA



404.371.2155 (o)
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DeKalbCountyGa.gov

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

MAJOR MODIFICATION APPLICATION

Existing Conditional Zoning No.: CZ-86024

CZ-18-1235087

APPLICANT NAME: Eberly & Associates c/o The Galloway Law Group, LLC

Daytime Phone#: (404) 965-3680 Fax #: (404) 965-3670 E-mail: laurel@glawgp.com

Mailing Address: 3500 Lenox Road NE, Ste 750, Atlanta, GA 30326

OWNER NAME: J.M. Williams, Jr., HERITAGE STH REAL EST PART LP

(If more than one owner, attach contact information for each owner)

(If more than

Daytime Phone#: _____ Fax #: _____ E-mail: _____

Mailing Address: P.O. Box 3429, Suwanee, GA 30024-0992

SUBJECT PROPERTY ADDRESS OR LOCATION: 6754 Bermuda Road

_____, DeKalb County, GA, 30087

District(s): 18 Land Lot(s): 084 Block(s): 01 Parcel(s): 002

Acreage or Square Feet: _____ Commission District(s): 4, 7 Existing Zoning: M

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 _____ No If "yes", see page 4. (Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A)

Owner: _____ Agent: _____
(Check One)

Signature of Applicant: 

Printed Name of Applicant: Scott L. Gardner

Major Modification Application







