DeKalb County

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 <u>STAFF ANALYSIS</u>

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





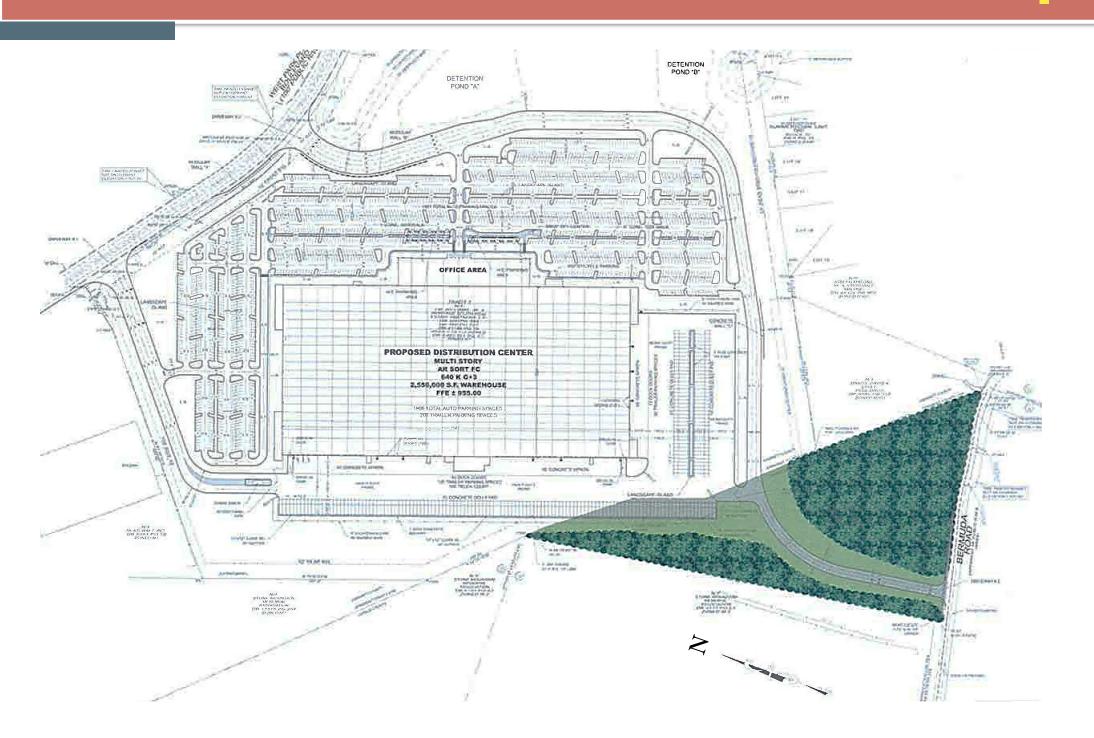
404.371.2155 (o) 404.371.4556 (f) DeKalhCountyGa.gov Clark Harrison Building 330 W. Ponce de Leon Ave Decatur, GA 30030

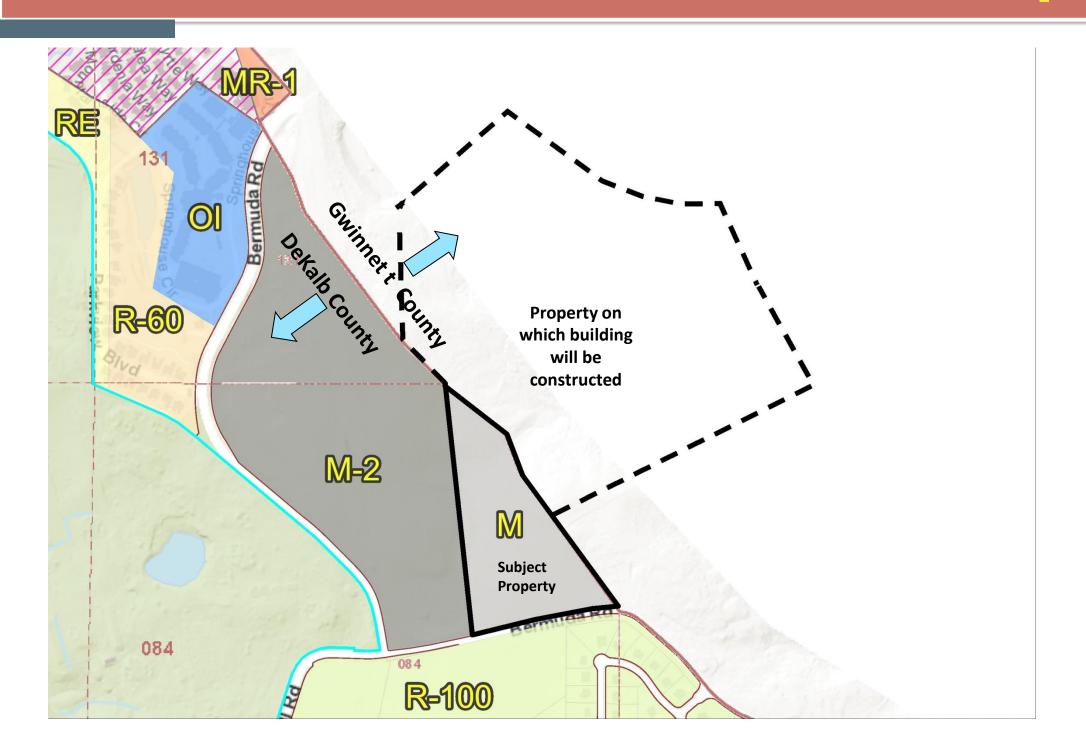
DEPARTMENT OF PLANNING & SUSTAINABILITY

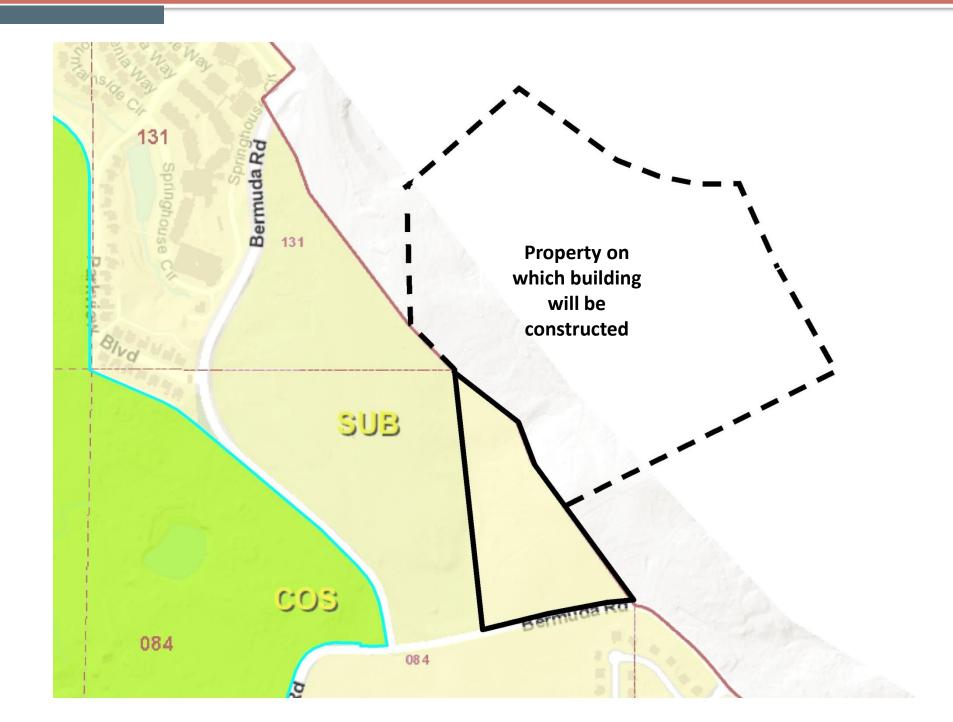
MAJOR MODIFICATION APPLICATION

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 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 withit 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: Swall Garden Major Modification Application
Printed Name of Applicant: 500HC. Garden Major Modification Application

N. 17 CZ-18-1235087







Aerial Photo

