



**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: July 1, 2018, 6:30 P.M.  
 Board of Commissioners Hearing Date: July 24, 2018, 6:30 P.M.**

**STAFF ANALYSIS**

**Case No.:** CZ-18-22314 **Agenda #:** N. 9

**Location/Address:** 3360 Mountain Drive, Decatur **Commission District:** 4 **Super District:** 5

**Parcel ID:** 15-250-01-013 and -050 through -062

**Request:** A Major Modification of CZ-15-19762, which conditionally rezoned property to MU-5 (Mixed Use - 5), to modify four conditions regarding alleys, building materials, fencing, and building height. The property is located on the north side of Mountain Drive, approximately 302 feet west of Farrar Court, at 3360 Mountain Drive, Decatur. The property has approximately 769 feet of frontage on Mountain Drive and contains 30.5 acres.

**Property Owner:** Century Communities of Georgia, LLC

**Applicant/Agent:** Century Communities of Georgia, LLC, c/o Battle Law, PC

**Acreage:** 30.5 acres

**Existing Land Use:** The development is under construction. The land has been cleared and single-family homes have been constructed.

**Surrounding Properties:** To the northwest and north: single-family residential; to the northeast: multifamily residential; to the east: single-family residential; to the southeast, south, and southwest: the Memorial Drive-Kensington MARTA station; to the west: multifamily residential.

**Adjacent Zoning:** **North:** R-75 **South:** R-75 **East:** R-75 **West:** MR-2 **Northeast:** MR-2  
**Northwest:** RSM **Southeast:** R-75 **Southwest:** R-75

**Comprehensive Plan:**  **Consistent**  **Inconsistent**

<b>Proposed Density:</b> 30 units per acre	<b>Existing Density:</b> a development of 30 units per acre is under construction
<b>Proposed Units/Square Ft.:</b> 522 units/54,990 s.f. non-residential	<b>Existing Units/Square Feet:</b> Proposed units and non-residential space are under construction
<b>Proposed Lot Coverage:</b> Approximately 75%	<b>Existing Lot Coverage:</b> After construction, approximately 75%

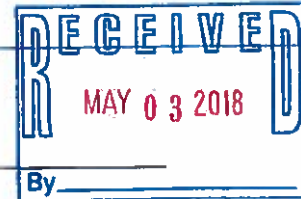


DeKalb County  
GEORGIA

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  
AMENDED  
MAJOR MODIFICATION APPLICATION



Existing Conditional Zoning No.: C2 15 19762

APPLICANT NAME: Century Communities of Georgia, LLC c/o Battle Law, P.C.

Daytime Phone#: 404-601-7616 Fax #: 404-745-0045 E-mail: mlb@battlslawpc.com

Mailing Address: One West Court Square, Suite 750, Decatur, GA 30030

OWNER NAME: -Please see attachment- Century Communities of Georgia, LLC (If more than one owner, attach contact information for each owner)

Daytime Phone#: (6) 597-5469 Fax #: \_\_\_\_\_ E-mail: tturner@centurycommunities.com

Mailing Address: 3091 GOVERNORS LAKE DRIVE, SUITE 200, NORCROSS, GA 30071

SUBJECT PROPERTY ADDRESS OR LOCATION: -Please see attachment 3360 Mountain Drive  
Decatur, DeKalb County, GA, \_\_\_\_\_

District(s): 15 Land Lot(s): 250 Block(s): 01 Parcel(s): 013 & 036 thru 061

Acreage or Square Feet: 22.817 acres ~~10,800~~ Commission District(s): 4 Existing Zoning: MU-5 (conditional)

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  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: Ted Turner

Printed Name of Applicant: Ted Turner, Century Communities Major Modification Application

