



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: January 08, 2019, 6:30 P.M.

Board of Commissioners Hearing Date: January 22, 2019, 6:30 P.M.

STAFF ANALYSIS

Case No.: 2018-3068/ CZ-19-1235305 **Agenda #:** N.9

Location/Address: The north side of Cook Road approximately 965 feet east from the intersection with Flat Shoals Road at 2128 and 2170 Cook Road, Decatur, Georgia. **Commission District:** 3 **Super District:** 6

Parcel ID: 15-140-03-020 & 15-140-03-018

Request: To request a major modification to remove all conditions on property zoned MR-2 (Medium Density Residential-2) District pursuant to CZ-05033 for 149 single-family attached townhomes in order to develop 291 apartment units at a density of 24 units per acre within Tier 2 of the I-20 Overlay District.

Property Owners: MK Professional Services, LLC

Applicant/Agent: Scott Bennett and MK Professional Services, LLC

Acreage: 12.135 Acres

Existing Land Use: Undeveloped

Surrounding Properties: Apartments

Adjacent & Surrounding Zoning: North & East: R-75 (Residential Medium Lot) District Density) District
West: MR-2 (Medium Density Residential-2) District
Northwest: RSM (Small Lot Residential Mix) District

Comprehensive Plan: Town Center (TC) Consistent X

Proposed Residential Units: 291 Apartment Units	Existing Residential Units: None
Proposed Lot Coverage: 42.7 %	Existing Lot Coverage: None



DeKalb County
GEORGIA

Chief Executive Officer
Michael Thurmond



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DeKalbCountyGa.gov

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

Director

Andrew A. Baker, AICP

MAJOR MODIFICATION APPLICATION

Date Submitted: 10/26/18 Case No.: 1235305

Existing Conditional Zoning No.: CZ-05033

APPLICANT NAME: Scott Bennett and MK Professional Services, LLC

Daytime Phone#: 770-368-3085 Fax #: 770-368-3087 E-mail: sbennett@mki-inc.com

Mailing Address: 6685 Peachtree Industrial Blvd, Doraville, GA 30360

OWNER NAME: MK Professional Services, LLC
(If more than one owner, attach contact information for each owner)

Daytime Phone#: 770-368-3085 Fax #: 770-368-3087 E-mail: pkelly@mki-inc.com

Mailing Address: 6685 Peachtree Industrial Blvd, Doraville, GA 30360

SUBJECT PROPERTY ADDRESS OR LOCATION: 2170 & 2128 Cook Road
Decatur, DeKalb County, GA, 30032

District(s): 3 Land Lot(s): 140 Block(s): _____ Parcel(s): 15-140-03-018
15-140-03-020

Acreage or Square Feet: 12.05 AC Commission District(s): Super Dist 6 Existing Zoning: MR-2

I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

Signature of Applicant: [Signature]

Printed Name of Applicant: Scott Bennett







