



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

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

STAFF ANALYSIS

Case No.: 2018-2445/ Z-18-1235092 **Agenda #:** N.10

Location/Address: The west side of Candler Road and the south side of Kelly Lake Road within Tier 2 of the I-20 Overlay District at 2537 Candler Road, Atlanta, Georgia. **Commission District:** 3 **Super District:** 6

Parcel ID: 15-137-02-001

Request: To rezone property from C-1 (Local Commercial) District and MR-2 (Medium Density Residential-2) District to MR-2 (Medium Density Residential-2) District to develop 224 apartment units at a density of 17.36 units per acre within Tier 2 of the I-20 Overlay District.

Property Owners: Gladden Ruth Bolton Estate

Applicant/Agent: Flatiron Partners/ Kathryn M. Zickert

Acreage: 12.90 Acres

Existing Land Use: Vacant Single-Family Residences & Accessory Structures
Cell Tower & A Large Undeveloped Tract of Land

Surrounding Properties: Commercial properties; Express Oil Change; Eastwyck Apartments Park on Candler Apartment Homes; Single-Family Residences

Adjacent & Surrounding Zoning: C-1 & C-2 (Commercial District) & MR-2 (Residential) along Candler Road
R-75 & RSM (Residential) along Kelly Lake Road

Comprehensive Plan: Commercial Redevelopment Corridor Consistent X

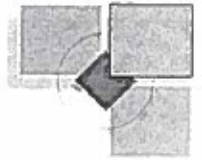
Proposed Units: 224 Apartment Units	Existing: N/A
Proposed Lot Coverage: 56%	Existing Lot Coverage: N/A



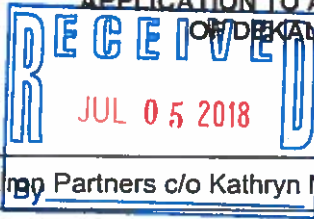
DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director



APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA



Z/CZ No. 2-18-1235092
Filing Fee: _____

Date Received: _____ Application No.: _____

Applicant: Flatiron Partners c/o Kathryn M. Zickert E-Mail: kmzickert@sgrlaw.com

Applicant Mailing Address: 1230 Peachtree St., NE, Ste. 3100, Atlanta, GA 30309

Applicant Phone: 404-815-3704 Fax: 404-685-7004

Owner(s): Gladden Ruth Bolton Estate E-Mail: angelrudy@hotmail.com
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address: P.O. Box 673, Midway, GA 31320

Owner(s) Phone: 404-402-9217 Fax: _____

Address/Location of Subject Property: 2537 Candler Road

District(s): 15 Land Lot(s): 137 Block: 02 Parcel(s): 001

Acreage: 12.90 Commission District(s): 6 / 3

Present Zoning Category: C-1 and MR-2 Proposed Zoning Category: MR-2

Present Land Use Category: CRC

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:

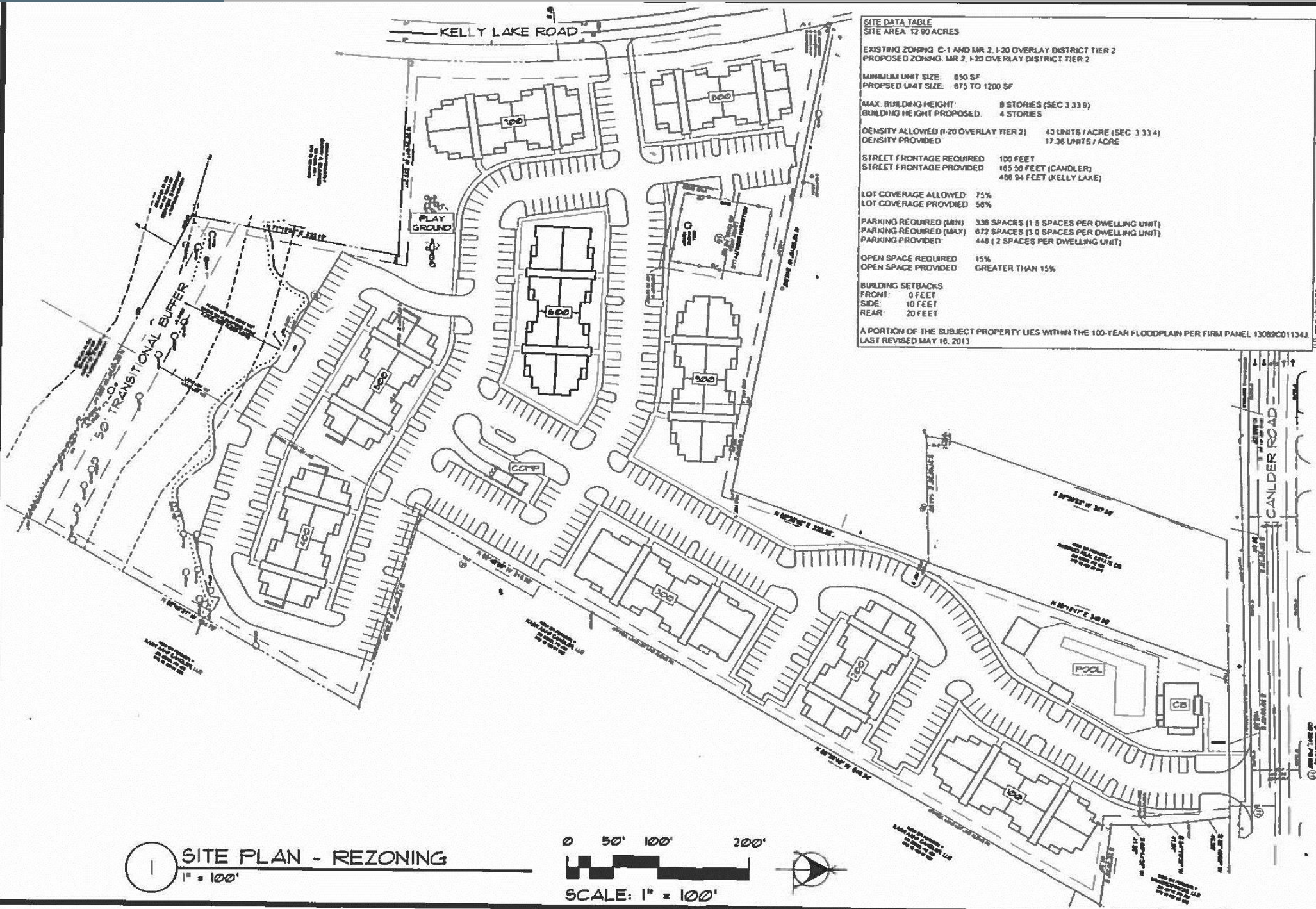
1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

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.

Shawna E. Avila NOTARY SIGNATURE OF APPLICANT / DATE
J. Baker

3-16-20 EXPIRATION DATE / SEAL Check One: Owner Agent

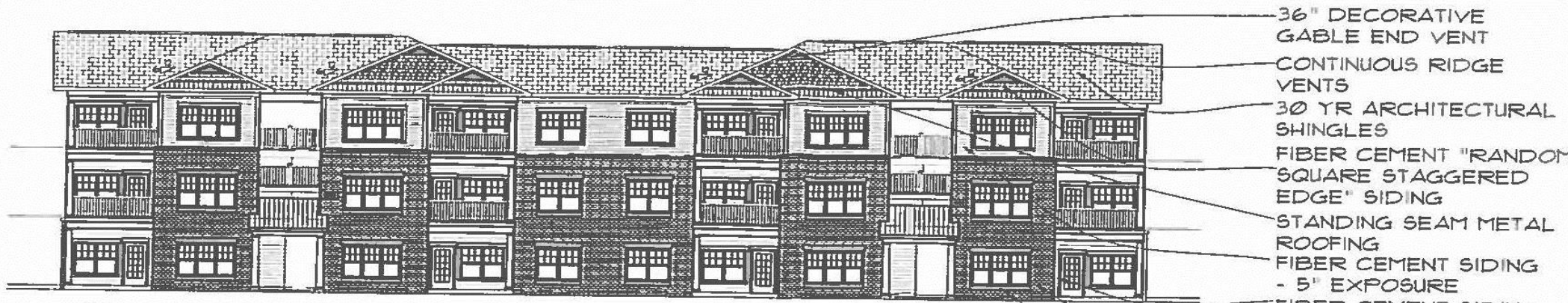
330 West Peachtree Avenue, Suite 300-500 - Decatur, Georgia - 30030
[voice] 404.371.2155 - [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007
Web Address: <http://www.dekalbcountyga.gov/planning>
Email Address: planninganddevelopment@dekalbcountyga.gov



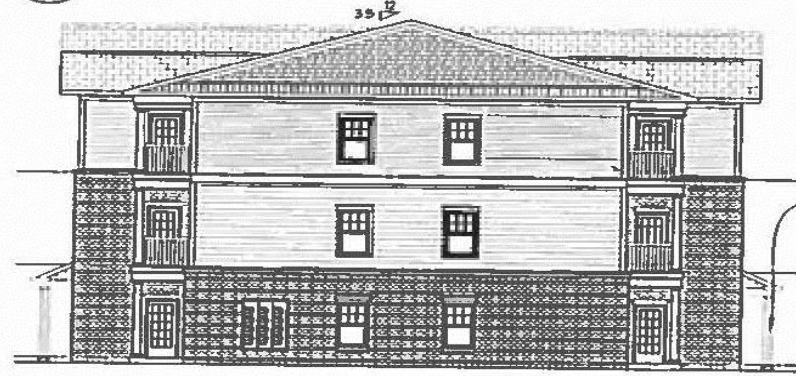
Project	1235092
Date	6-27-13
Scale	1" = 100'
Author	PLJ

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-1029 404-373-2800
 CANDLER ROAD DEVELOPMENT
 DEKALB COUNTY, GEORGIA

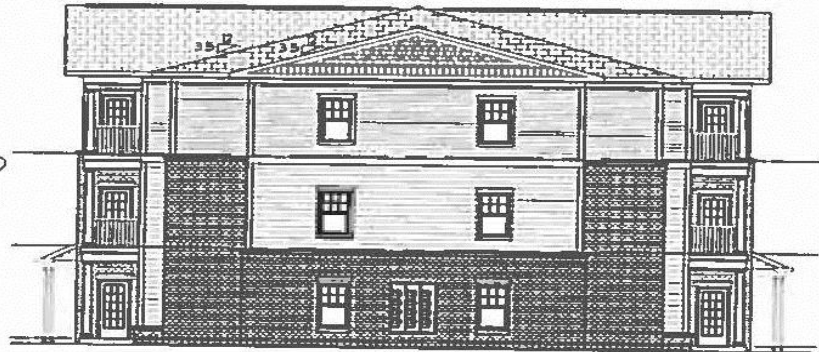




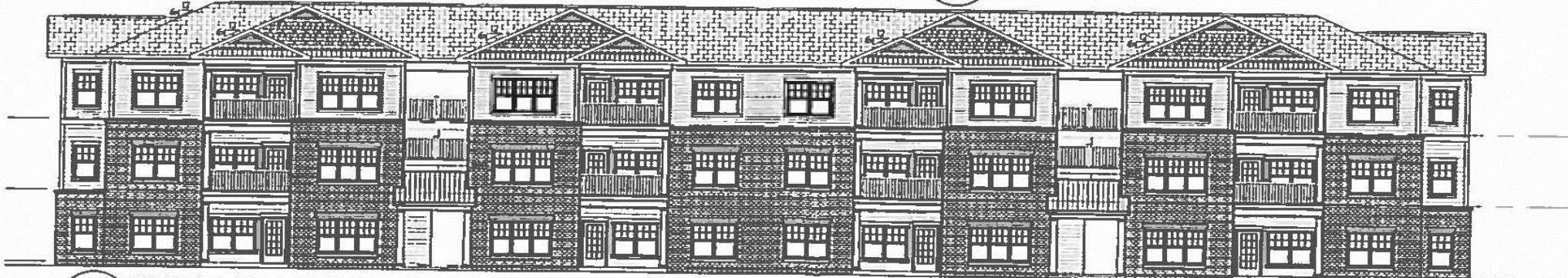
4 TYPICAL FRONT / REAR ELEVATION
1/16" = 1' - 0"



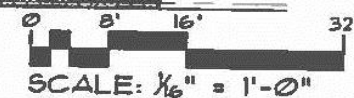
2 TYPICAL SIDE ELEVATION
1/16" = 1' - 0"

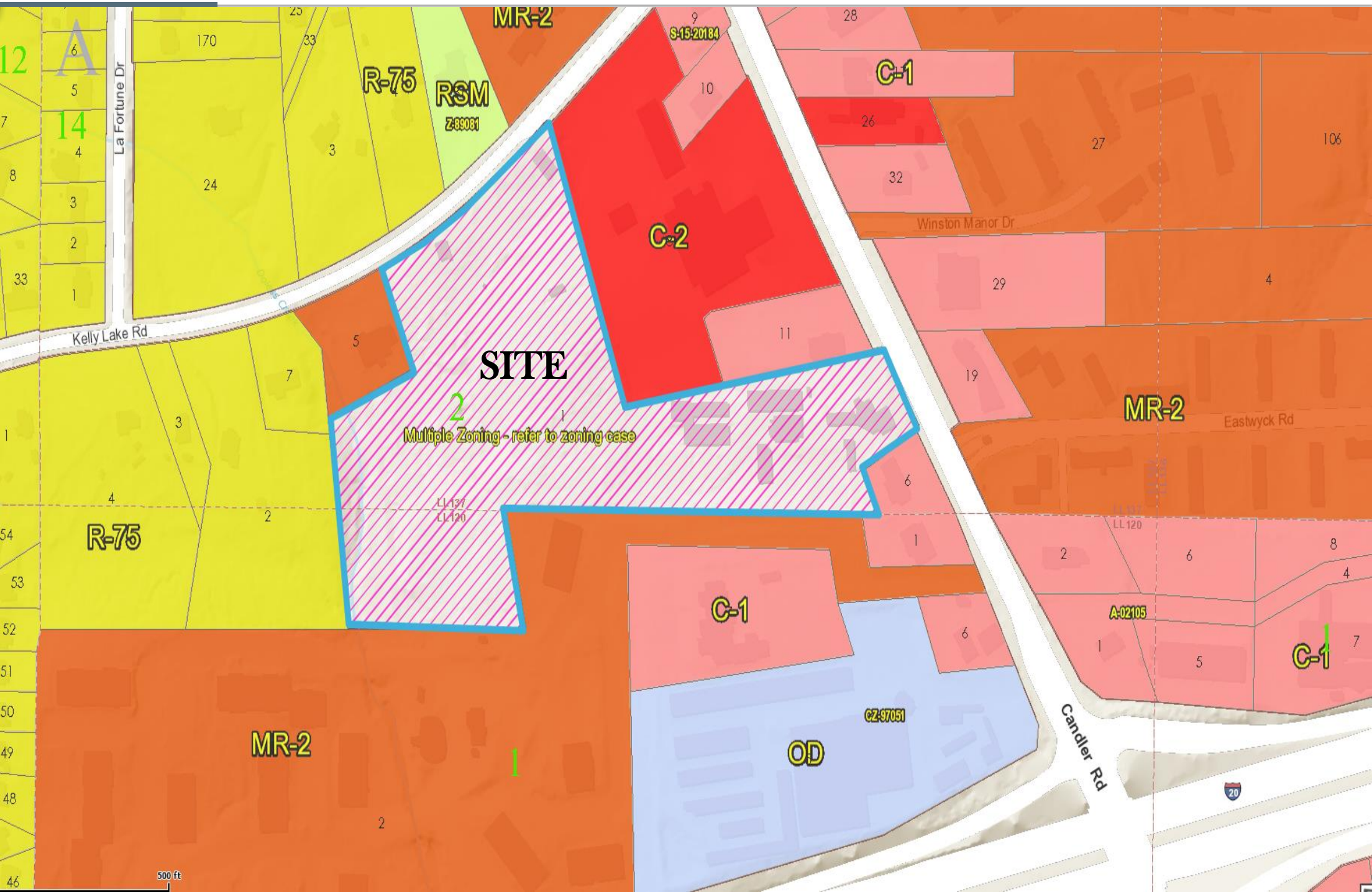


3 TYPICAL SIDE ELEVATION
1/16" = 1' - 0"



1 TYPICAL FRONT / REAR ELEVATION
1/16" = 1' - 0"







Kelly Lake Road

Candler Road

I-20 Expressway

2 SITE

500 ft