

ITEM NO: D.1	DEKALB COUNTY PLANNING COMMISSION	FILE NO: 21788
	AGENDA / SKETCH PLAT HEARING	
PUB. HRG. <input checked="" type="checkbox"/>	MEETING TIME/DATE: November 13, 2019 6:30 pm	ACTION:

SUBJECT: 2074 Flat Shoals Rd
COMMISSION DISTRICTS: 3 **Super District:** 6

DEPARTMENT: PLANNING

PUBLIC HEARING:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
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ATTACHMENT(S):	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PP
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INFORMATION CONTACT: Marian Eisenberg PHONE NUMBER: (404) 371-2155

- D.1 Gates of Flat Shoals**
2074 Flat Shoals Rd
#P-Plat 21788
15-148-02-117
15-148-02-164
15-147-05-004
15-147-05-005

Application request of Aaron McCullough to revise a sketch plat from a 48 unit detached single family townhome development to single family attached development on 8.64 acres. The property is zoned RSM (Small Lot Residential Mix) pursuant to Z-17-21122 and is located on the northeast side of Flat Shoals at 2030, 2060, 2074 and 2084 Flat Shoals Road, Atlanta, Georgia 30316, approximately 325 feet southeast of Fayetteville Road.

RECOMMENDATION(S):

The subject property is to subdivide into 48 single family detached houses at a density of 5.56 units per acre.

Staff notes that sewer capacity will have to be approved prior to issuance of a Land Disturbance Permit or a building permit.

The sketch plat meets the requirements of Chapter 14 and Chapter 27; therefore, staff recommends APPROVAL.