



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 10, 2019, 6:30 P.M.
Board of Commissioners Hearing Date: September 24, 2019, 6:30 P.M.**

STAFF ANALYSIS

Case No.: Z-19-1243386 **Agenda #:** N.10

Location/Address: The south side of Clifton Springs Road, approximately 323 feet west of the southwest intersection of Clifton Springs Road and Flat Shoals Parkway at 3101 Clifton Springs Road, Decatur, GA. **Commission District:** 3 **Super District:** 6

Parcel ID: 15-090-01-013

Request: To rezone property from MU-4 (Mixed Use High Density) District to M (Light Industrial) District to develop a 350,000 square feet distribution warehouse.

Property Owners: Otto Tract No. 10, LLC

Applicant/Agent: Otto Tract No. 10, LLC/Battle Law, P.C.

Acreage: 26.89 Acres

Existing Land Use: Undeveloped

Surrounding Properties: QuikTrip, Nail Shop, Hair Salon, DeKalb County Library
Clifton Springs Health Center, Retail & Office Uses, Orchard Land Condominiums

Adjacent & Surrounding Zoning: North, South, East, Further West: RSM (Residential Medium Lot) District
Northwest, Further Southwest & West: C-1 (Local Commercial) District

Comprehensive Plan: Neighborhood Center (NC) **Inconsistent X**

Proposed Sq. Feet: 350,000	Existing Commercial Sq. Footage: None
Proposed Lot Coverage: <80%	Existing Lot Coverage: None

August 6, 2019

VIA E-MAIL

Marian Eisenberg, DeKalb County Zoning Administrator
330 W. Ponce De Leon Ave., 3rd Fl.
Decatur, GA 30030

RE: 3101 Clifton Springs Road - Applications Z-19-1243386, Z-19-124-3388 & LP-19-1243387 – Full Cycle Deferral Request

Dear Marian:

On behalf of Otto Tract No. 10, LLC, please be advised that we are requesting a full cycle deferral of the above referenced applications. Please feel free to contact us with any questions regarding this deferral.

Sincerely,

A handwritten signature in black ink, appearing to read "Michele L. Battle", with the letters "B.C." written to the right of the signature.

Michèle L. Battle

