

## **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 Commission District: 3 Super District: 6

Road, approximately 323 feet west of the southwest intersection of Clifton Springs Road and Flat Shoals Parkway at 3101 Clifton Springs

Road, Decatur, GA.

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

Prepared 8/9/2019 by: KFHILL Page 1 Z-19-1243386

PC: 09/10/2019



## DeKalb County Department of Planning & Sustainability



Andrew A. Baker, AICP Director



APPLICATION TO AMEND OFFICIAL ZONING MAP
DE CE OFFICE COUNTY, GEORGIA
JUL 0 5 2019 Z/CZ No
Date Received:  JUL 0 5 2019  Application No.: 1243380 Filing Fee:
Applicant: Otto Tracy No. 10. LLC c/o Battle Law P.C. E-Mail: mlb@battlelawpc.com
Applicant Mailing Address: One West Court Square, Suite 750 Decatur, GA 30030
Applicant Phone: 404.601.7616 Fax: 404.745.0045
***************************************
Owner(s): Otto Tract No. 10, LLC E-Mail: maxieprice1@gmail.com  [F-Mail: maxieprice1@gmail.com]
Owner's Mailing Address: 1261 Hammond Creek Trail Watkinsville, GA 30677
Owner(s) Phone: _770.317.3000 Fax:
Address/Location of Subject Property: 3101 Clifton Springs Road Decatur, GA 30034
District(s): 15
Acreage: <u>29.68. +/-</u> 26.891 Commission District(s): <u>3 &amp; 6</u>
Present Zoning Category: MU-4 Proposed Zoning Category: MT
Present Land Use Category: NC
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 filling of this application? Yes _X_ No
If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing;
The name and official position of the local government official to whom the campaign contribution was made.
<ol><li>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.</li></ol>
The disclosure must be filed within 0, days after the application is first filed and must be submitted to the C.5.O. and the Board of the base of the Decature of the County, 1300 Commerce Drive, Decatur, Ga. 30030.
Olto Trant No. 10-LLC
SIGNATURE OF APPLICANT / DATE
EXPIRATION DATE / SEAL PUBLISHED Check One: Owner X Agent
339 Mest Politic der Senue – Suites 100-500 – Decatur, Georgia – 30030 [voice] 404,37 (2) 55 (Blanking Fax] (404) 371-4556 [Development Fax] (404) 371-3007
Email Address: planninganddevelopment@dekalbcountyga.gov



## MICHELE L. BATTLE, ESQ. President

August 6, 2019

VIA E-MAIL

Marian Eisenberg, DeKalb County Zoning Administrator 330 W. Ponce De Leon Ave., 3<sup>rd</sup> 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,

Michèle L. Battle

