



Michael Thurmond  
Chief Executive Officer

## DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500  
Decatur, GA 30030  
(404) 371-2155 / plandev@dekalbcountyga.gov

**Planning Commission Hearing Date: November 07, 2019, 6:30 P.M**  
**Board of Commissioners Hearing Date: November 21, 2019, 6:30 P.M.**

### STAFF ANALYSIS

**Case No.:** Z-19-1243522 **Agenda #:** N.10

**Location/Address:** 3792 Harvest Drive **Commission District:** 03 **Super District:** 07

**Parcel ID:** 15-060-01-191

**Request:** To rezone property from R-100 (Residential Medium Lot 100) District to RSM (Small Lot Residential Mix) District to allow the development of 61 single family attached townhomes.

**Property Owner/Agent:** Phoenix City Holdings, LLC.

**Applicant/Agent:** Phoenix City Holdings, LLC c/o Battle Law P.C.

**Acreage:** 10.265

**Existing Land Use:** Wooded Lot

**Surrounding Properties/  
Adjacent Zoning** North of the site is zoned MU-1 (Mixed Use Low Density) District with single family detached homes and MR-1 (Medium Density Residential-1) District with multifamily apartment units. The properties south, east and west of the site is zoned R-100 (Residential Medium Lot-100). Properties to the south and west contains single family attached townhomes and single family detached homes. The property east of the subject site contains multifamily apartment units.

**Comprehensive Plan:** Suburban (SUB)



Consistent



Inconsistent

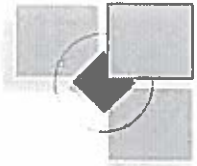
<b>Proposed Density:</b> 5.94 units per acre	<b>Existing Density:</b> N/A
<b>Proposed Square Ft.:</b> N/A	<b>Existing Units/Square Feet:</b> N/A
<b>Proposed Lot Coverage:</b> N/A	<b>Existing Lot Coverage:</b> N/A



# 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

SEP 05 2019

Z/CZ No. 2-19-1243522  
Filing Fee: \_\_\_\_\_

Date Received: \_\_\_\_\_ Application No.: \_\_\_\_\_

Applicant: Phoenix City Holdings, 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): Phoenix City Holdings, LLC E-Mail: melissa@offsitebusiness.com  
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address: 1874 Piedmont Avenue, NE, Building D, Suite 470 Atlanta, GA 30324

Owner(s) Phone: 404.249.9979 Fax: \_\_\_\_\_

Address/Location of Subject Property: 3792 Harvest Drive Decatur, GA 30034

District(s): 15 Land Lot(s): 060 Block: 01 Parcel(s): 191

Acreage: 10.265 Commission District(s): 3 & 7

Present Zoning Category: R-100 Proposed Zoning Category: RSM

Present Land Use Category: SUB

### 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

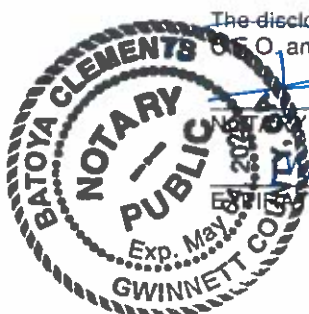
In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

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 X 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 O.C.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga 30030.



Signature of Notary: \_\_\_\_\_  
Date: Aug 04, 2020  
Expiration Date / Seal

Signature of Applicant / Date: \_\_\_\_\_  
Check One: Owner \_\_\_\_\_ Agent X

330 West Ponce de Leon Avenue - Suites 100-500 - 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](mailto:planninganddevelopment@dekalbcountyga.gov)

Chief Executive Officer  
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

REZONE APPLICATION AUTHORIZATION

Completion of this form is required if the individual making the request is not the owner of the property.

DATE: 09/05/2019

CHECK TYPE OF APPLICATION:

- ( ) LAND USE PLAN  
(X) REZONE  
( ) MINOR MODIFICATION

TO WHOM IT MAY CONCERN:

( I ) ( WE ), Phoenix City Holdings, LLC  
(Name of owner(s))


being (owner )/(owners) of the property described below or attached hereby delegate authority to

Battle Law, P.C.  
(Name of Applicant or Agent Representing Owner)

to file an application on (my/our) behalf

  
Notary Public



  
Owner

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Notary Public

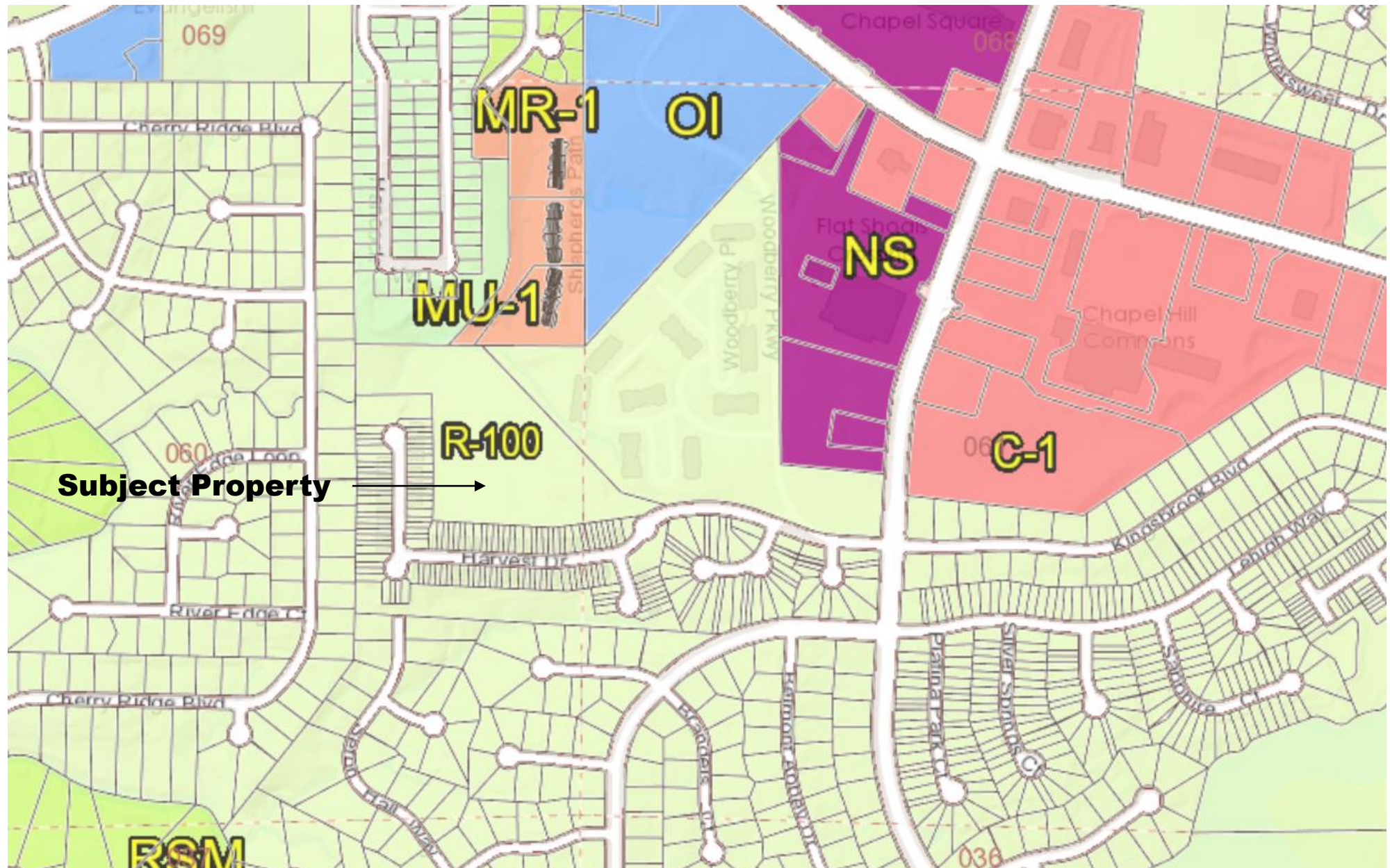
\_\_\_\_\_  
Owner

## Existing Conditions and Site Survey

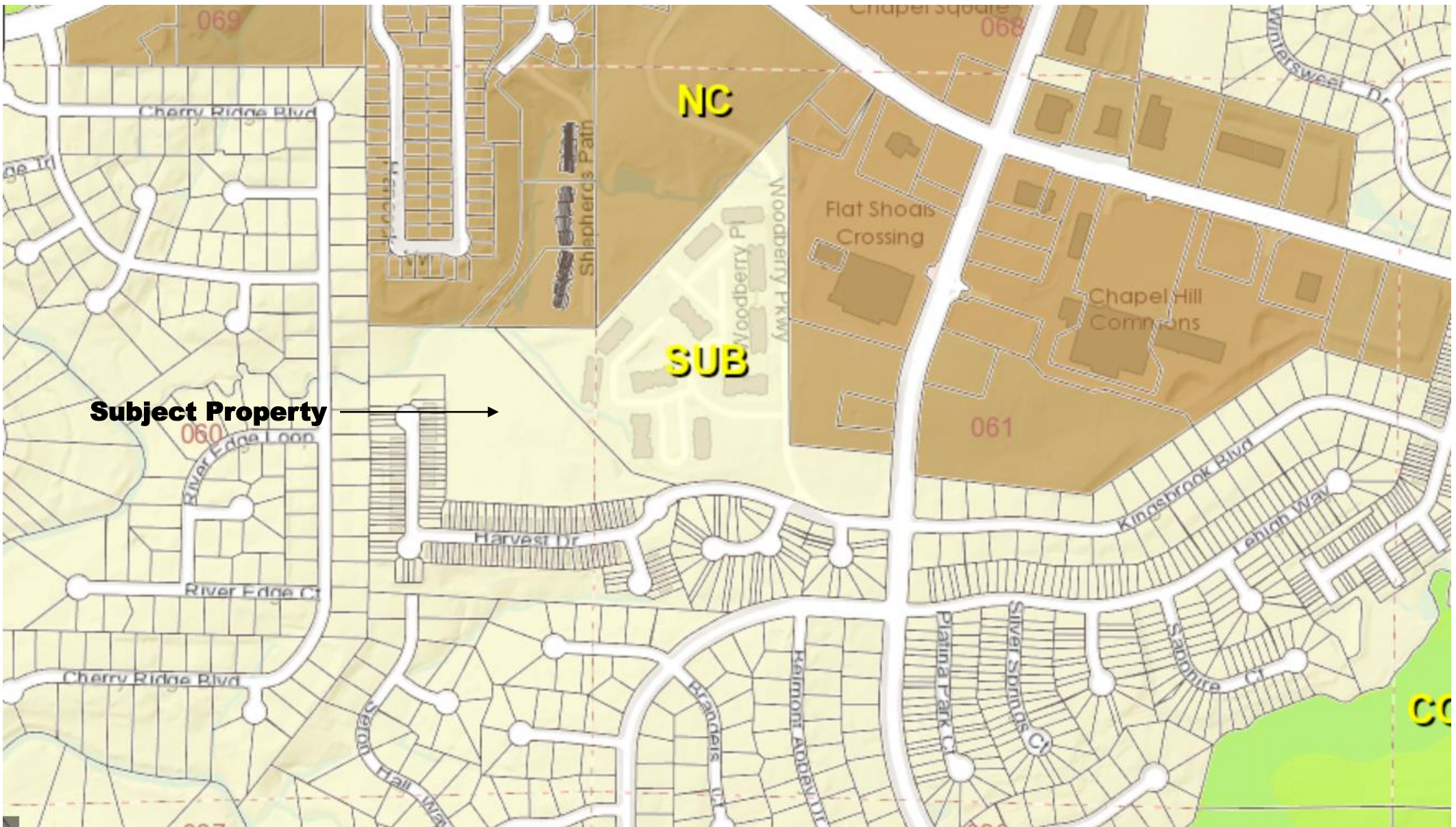
















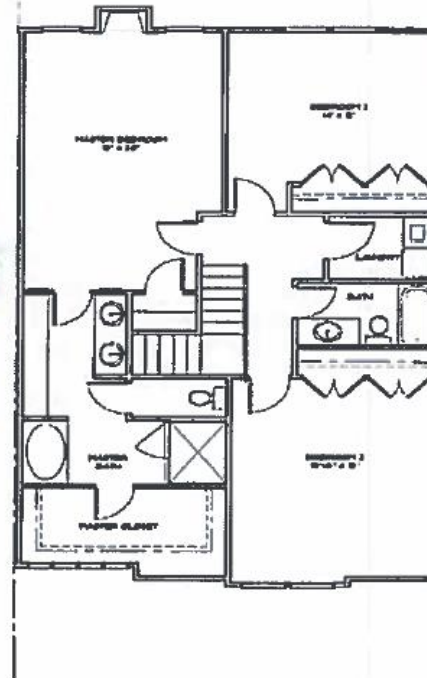




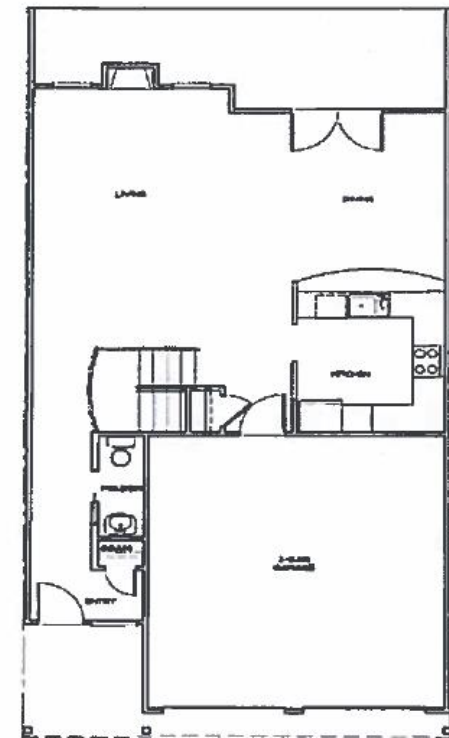
BUILDING 1 ELEVATION



UNIT ELEVATION



SECOND FLOOR PLAN



FIRST FLOOR PLAN





**View from Harvest Drive facing subject property**





**View from Harvest Drive facing subject property**