



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-19-1243388 **Agenda #:** N.11

Location/Address: The west side of Flat Shoals Road, approximately 679 feet east 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 MR-1 (Medium Density Residential-1) District to develop a 300 multi-family unit development at a density of 6.25 units per acre.

Property Owners: Otto Tract No. 10, LLC

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

Acreage: 48 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: RSM (Residential Medium Lot) District & NS (Neighborhood Shopping) District; Northwest: C-1 (Local Commercial) District; East: O-I (Office-Institutional) District; West: MU-4 (Residential) & M (Light Industrial) Districts

Comprehensive Plan: Neighborhood Center (NC) Consistent X

Proposed No of Units: 300	Existing Residential Sq. Footage: None
Proposed Lot Coverage: <65%	Existing Lot Coverage: None

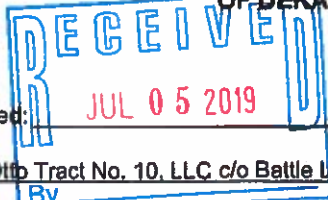


DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director

APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA



Date Received: JUL 05 2019 Application No.: 2-19-1243388 Z/CZ No. _____ Filing Fee: _____

Applicant: Otto Tract No. 10, LLC c/o Battle Law, P.C. E-Mail: mlb@battlelawpc.com

By: _____ 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
(If more than one owner, attach as Exhibit "A")

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 Land Lot(s): 090 Block: 01 Parcel(s): 013

Acreage: 29.53 +/- 48 Commission District(s): 3 & 6

Present Zoning Category: MU-4 Proposed Zoning Category: MR-1

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

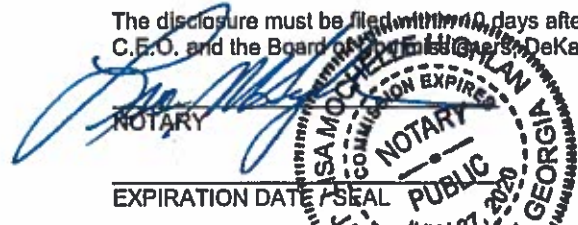
In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the 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 C.E.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.



Otto Tract No. 10, LLC
By: Battle Law, P.C. Date: 7/3/19
SIGNATURE OF APPLICANT / DATE

Check One: Owner X Agent _____

338 West Peachtree Street, Suite 100-500 - Decatur, Georgia - 30030
[voice] 404-371-4556 [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007
Web Address: <http://www.dekalbcountyga.gov/planning>
Email Address: planninganddevelopment@dekalbcountyga.gov

Tract 1B



MICHELE L. BATTLE, ESQ.
President

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,

Michèle L. Battle

