



Michael Thurmond
Chief Executive Officer

DeKalb County Department of Planning & Sustainability

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**Planning Commission Hearing Date: May 7, 2019, 6:30 P.M.
Board of Commissioners Hearing Date: May 28, 2019, 6:30 P.M.**

MAJOR MODIFICATION – CHANGE OF CONDITIONS STAFF ANALYSIS

Case No.: CZ-19-1243154 **Agenda #:** N. 3

Location/Address: 2200 Flat Shoals Road **Commission District:** 3 **Super District:** 6

Parcel ID: 15-141-01-001

Request: Major Modification of zoning conditions in an RSM (Residential Small Lot Mix) district related to the mix of uses approved pursuant to CZ-02081. The proposal is to construct 21 single-family attached townhomes on a 2.03-acre portion of the development that was previously approved for 16,000 square feet of accessory commercial space and 32 live/work units.

Property Owner: East Atlanta Highway 85, LLC

Applicant/Agent: Duke Land Group, LLC

Acreage: 2.03 acre portion of a 31.5-acre tract

Existing Land Use: Undeveloped, wooded.

Surrounding Properties: To the northwest, north, northeast, and east: single-family residential.

Adjacent Zoning: **North:** R-75 **South:** C-1 **East:** RSM **West:** R-75 **Northeast:** R-75 **Northwest:** R-75
Southeast: NC **Southwest:** MR-2

Comprehensive Plan: Suburban ☒ **Consistent** ☐ **Inconsistent**

Proposed Density: 6.51 units/acre (entire 31.5-acre tract)	Existing Density: (approved pursuant to CZ-0281) 6.85 units/acre
Proposed Units: 21	Existing Units/Square Feet: (approved pursuant to CZ-0281) 32 units/16,000 s.f accessory commercial
Proposed Lot Coverage: Information not provided.	Existing Lot Coverage: N.A. – site is undeveloped

DEPARTMENT OF PLANNING & SUSTAINABILITY

MAJOR MODIFICATION APPLICATION

C2-19-1243154

Existing Conditional Zoning No.: C2-02081

APPLICANT NAME: Duke Land Group, LLC

Daytime Phone#: 770-294-6543 Fax #: E-mail: Bill@Duke-Land.com

Mailing Address: 4828 Ashford Dunwoody Road, Atlanta, GA 30338

OWNER NAME: East Atlanta Highway 85, LLC
(If more than one owner, attach contact information for each owner)

Daytime Phone#: 770-318-5154 Fax #: E-mail:

Mailing Address: 4828 Ashford Dunwoody Road, Suite 100, Atlanta, GA 30338

SUBJECT PROPERTY ADDRESS OR LOCATION:

~~2200~~
~~2130~~ Flat Shoals Road, Atlanta, DeKalb County, GA, 30316

District(s): ~~10th~~ 15th Land Lot(s): ~~141 and 148~~ Block(s): 01 Parcel(s): 15-141-01-001

Acreage or Square Feet: 31.5 acres Commission District(s): 3 and 6 Existing Zoning: RCM

I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

Have you, the applicant, made a campaign contribution of \$250.00 or more to a DeKalb County government official within the two year period that precedes the date on which you are filing this application?

Yes ☒ No ☐ If "yes", see page 4. (Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A)

Owner: Agent: ☒
(Check One)

Signature of Applicant:

Printed Name of Applicant: Eyal Livnat on behalf of Duke Land Group, LLC

Major Modification Application















