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:  July 7, 2020, 6:30 P.M.
Board of Commissioners Hearing Date:  July 30, 2020, 6:30 P.M.

MAJOR MODIFICATION – CHANGE OF CONDITIONS

STAFF ANALYSIS

Case No.:  CZ-20-1243960  
Location/Address:  2620 Shell Bark Road  
Parcel IDs:  16-009-01-001, 16-024-06-001  
Request:  A major modification of the zoning conditions of Case Z-07-13334 and CZ-04-111 to allow 38 townhomes within the MU-4 (Mixed Use High Density) District and Tier 2 of the I-20 Overlay District.

Applicant/Agent:  Venture Communities LLC c/o Dunlavy Law Group LLC

Acreage:  7.02 acres

Existing Land Use:  Undeveloped, wooded.

Surrounding Properties:  To the east, northeast, and southeast (City of Stonecrest):  A light industrial manufacturing plant; to the west, southwest, and northwest:  the Longview Pointe condominium community (zoned MU-4 & I-20 Overlay District); to the north (zoned M & I-20 Overlay District):  a Citgo service station; to the south (zoned MU-4 & I-20 Overlay District):  Longview Walk condominium community.

<table>
<thead>
<tr>
<th>Comprehensive Plan:</th>
<th>HC (Highway Corridor)</th>
<th>X</th>
<th>Consistent</th>
<th>Inconsistent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Density:</td>
<td>5.27 units/acre</td>
<td></td>
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<tr>
<td>Existing Density:</td>
<td>N.A. (undeveloped)</td>
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<tr>
<td>Proposed Units:</td>
<td>38</td>
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<tr>
<td>Existing Units/Square Feet:</td>
<td>N.A. (undeveloped)</td>
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<td>Proposed Lot Coverage:</td>
<td>49%</td>
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<tr>
<td>Existing Lot Coverage:</td>
<td>N.A. (undeveloped)</td>
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Prepared 6/4/2020 by:  MLF
DEPARTMENT OF PLANNING & SUSTAINABILITY

MAJOR MODIFICATION APPLICATION

Existing Conditional Zoning No.: Z-07-13334

APPLICANT NAME: Venture Communities, LLC c/o Dunlavy Law Group, LLC

Daytime Phone#: 404-371-4101 Fax #: 404-371-8901 E-mail: ldunlavy@dunlavylawgroup.com

Mailing Address: 1026 B Atlanta Avenue, Decatur, GA 30030

OWNER NAME: STB Lots, LLC

Daytime Phone#: 404-409-3086 Fax #: ___________________________ E-mail: hculiffe@pacificgroupinc.com

Mailing Address: 5755 Dupree Drive, N.W., #130, Atlanta, GA 30327-4352

SUBJECT PROPERTY ADDRESS OR LOCATION: 2620 Shell Bark Road and 2641 Acuity Way

DeKalb County, GA, ____________________________

District(s): 16 Land Lot(s): 9 and 024 Block(s): 01 and 06 Parcel(s): 001

* Acreage or Square Feet: +/- __________ Commission District(s): 5 & 7 Existing Zoning: MU-4

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 X ______ 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: __________

Major Modification Application

Tax Parcel I.D.

Nos. 16-009-01-001

and 16-024-06-001
Subject Property
(left) Apartment homes in Shell Bark Road development.

(right) Homes in adjoining subdivision to the south.