



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.: LP-19-1243387 **Agenda #:** N.9
Location/Address: 3101 Clifton Springs Road, Decatur, GA 30034 **Commission District:**3 **Super District:**6
Parcel IDs: 15 090 01 013
Request: Future Land Use Plan Map Amendment
Property Owner(s): Otto Tract No. 10, LLC
Applicant/Agent: Battle Law Group
Acreage: 26.891
Existing Land Use: Neighborhood Center (NC)
Surrounding Properties:
Adjacent Zoning: **North:**C-1 (CRC) **South:** MR-2 (SUB) **East:** NS (NC) **West:** M (LIND) **Northeast:** C-1 (NC)
Northwest: M (LIND) **Southeast:** MR-2 (SUB) **Southwest:** MR-2(SUB)

Comprehensive Plan:

Consistent **Inconsistent**

Proposed Density: N/A

Existing Density: N/A

Proposed Units/Square Ft.: 1 unit/350,000

Existing Units/Square Feet: N/A

Proposed Lot Coverage: N/A

Existing Lot Coverage: N/A

Companion Application:

The applicant has filed a companion application (Z-19-1243386) to amend the Zoning of the parcel from MU-4 (Mixed Use 4) to M (Industrial).

STAFF RECOMMENDATION:

SUBJECT PROPERTY AND SURROUNDING AREA

PROPOSED PROJECT

LAND USE ANALYSIS

LAND USE MAP AMENDMENT EVALUATION

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

APPLICATION TO AMEND COMPREHENSIVE LAND USE PLAN
OF DEKALB COUNTY, GEORGIA

Application No.: _____ Date Received: LP- 1243387

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

Applicant's Mailing Address: One West Court Square Suite 750 Decatur, GA 30030

Applicant's Daytime Phone #: 404.601.7616 Fax: 404.745.0045

(If more than one owner, attach information for each owner as Exhibit "A")

Owner's Name: Otto Tract No.10, LLC E-Mail maxieprice1@gmail.com

Owner's Mailing Address 1261 Hammond Creek Trail Watkinsville, GA 30677

Owner's Daytime Phone # 770.317.3000 Fax: _____

Address/Location of Subject Property: 3101 Clifton Springs Road, Decatur 30034

District(s): 15 Land Lot(s): 090 Block(s): 01 Parcel(s): 013

Acreage: 26.891 Commission District(s): 3 & 6

Tract 1A

Current Land Use Designation: NC Proposed Land Use Designation: LI

Current Zoning Classification(s): MU-4

PLEASE READ THE FOLLOWING BEFORE SIGNING

- I. This application form must be completed in its entirety. In addition, any application that lacks any of the required attachments or payment of the filing fee shall be determined to be incomplete and shall not be accepted.
II.
III. 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
IV.

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.

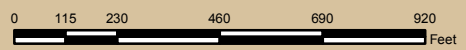
The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

Otto Tract No. 10, LLC

Signature of Applicant: [Handwritten Signature]
Notary Seal: [Circular Notary Seal for Michelle Highman, Public Notary, Jasper County, Georgia, Commission Expires July 27, 2020]
Check One: Owner X Agent
DATE: 7-2-19



LP-19-1242287 Aerial

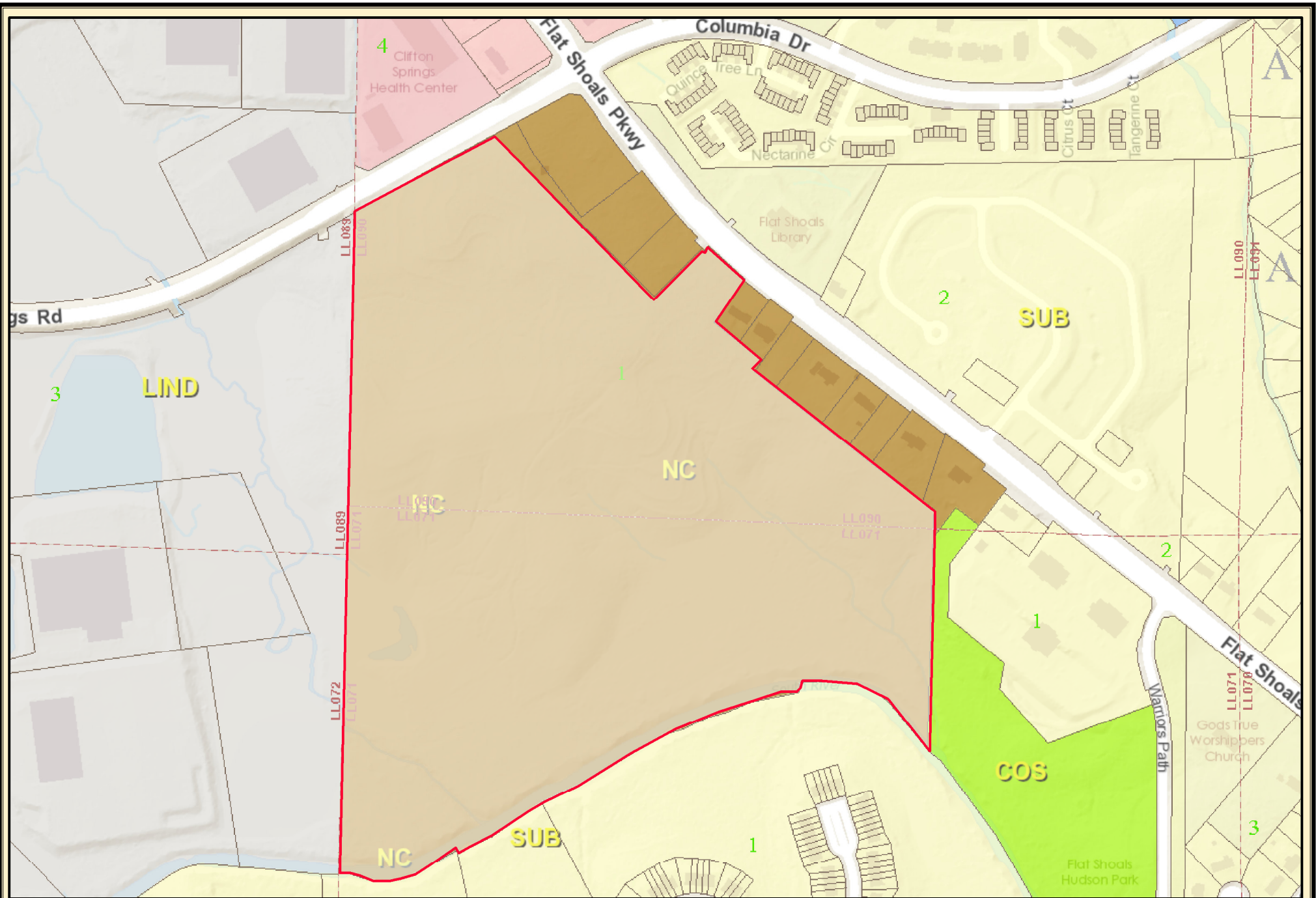


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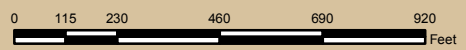


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LP-19-1242287 LU

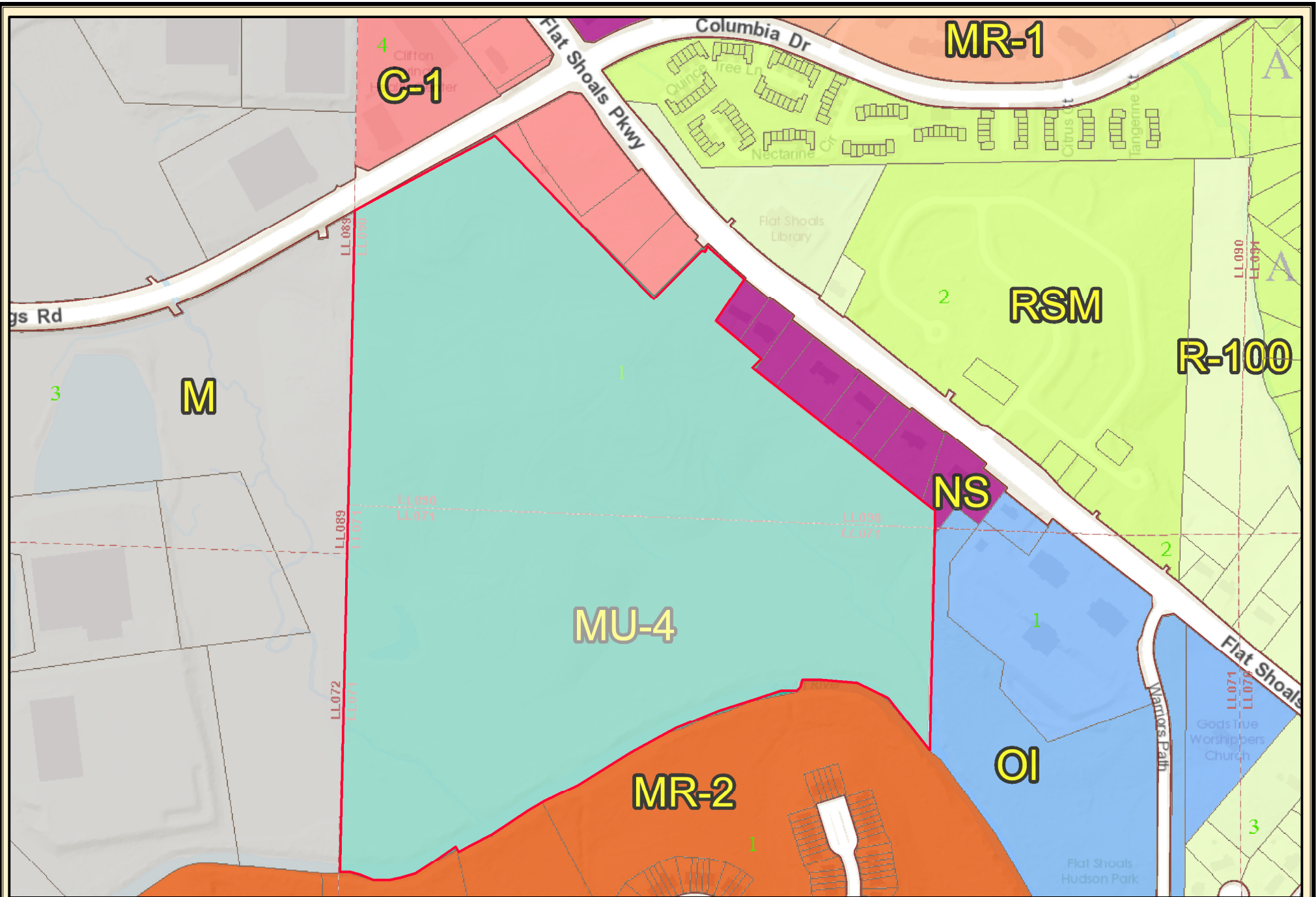


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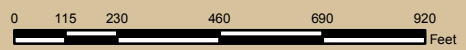


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LP-19-1242287 Zoning



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