

ITEM NO: N.1	DEKALB COUNTY PLANNING COMMISSION AGENDA / SKETCH PLAT HEARING MEETING TIME/DATE: August 14, 2019 6:30 pm	FILE NO: 1243168
PUB. HRG. <u> X </u>		ACTION:

SUBJECT: 2636 Pleasant Wood Drive

COMMISSION DISTRICTS: 3 **Super District:** 7

DEPARTMENT: PLANNING

PUBLIC HEARING:	<u> X </u> YES	<u> </u> NO
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ATTACHMENT(S):	<u> X </u> YES	<u> </u> NO	<u> </u> PP
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INFORMATION CONTACT: Marian Eisenberg PHONE NUMBER: (404) 371-2155

N.1 Villas at Pleasant Wood Drive
2636 Pleasant Wood Drive
#P-Plat 1243168
15-127-01-012
15-127-01-106

Application request of Jay Combe of D.R. Horton, Inc to subdivide 7.22 acres into Seventy-Eight (78) single family attached townhomes. The property is zoned MR-2 (Medium Density Residential-2) and has approximately 628 feet of frontage on Pleasant Wood Drive and 191 feet of frontage on I-20.

RECOMMENDATION(S):

The subject property is to subdivide the property into seventy-eight (78) fee simple townhomes at a density of 10.8 units per acre. The Land Use plan is Town Center. MR-2 allows a density of 12-24 units per acre.

Staff notes that sewer capacity will have to be approved prior to issuance of a Land Disturbance Permit or a Building Permit.

The sketch plat meets the requirements of Chapter 14.89 and 14.90 of the Land Development Code. **Therefore, Staff recommends APPROVAL.**