



DeKalb County Government

Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030

Legislation Details (With Text)

File #: 2020-0600 **Version:** 1 **Name:**
Type: Ordinance **Status:** Public Hearing
File created: 6/2/2020 **In control:** Board of Commissioners
On agenda: 8/11/2020 **Final action:** 8/11/2020
Title: COMMISSION DISTRICT(S): 1 & 7
Application of BE3 Holdings, LLC c/o Battle Law P.C. to request a modification of zoning conditions of CZ-15-20076 within the RSM (Residential Small Lot Mix) District to allow the construction of four single-family lots by amending conditions #1, #3-7, and by adding three conditions (#9 - 11), at 4575 Chamblee Tucker Road.

Indexes:

Attachments: 1. 2020 08.11 Item 2020-0600, 2. N3 Existing Proposed Changes Recommended Conditions CZ-20-1243935, 3. CZ-20-1243935 Staff Report BOC 7-30-2020

Date	Ver.	Action By	Action	Result
8/11/2020	1	Board of Commissioners	approved substitute	Pass
7/30/2020	1	Board of Commissioners - Zoning Meeting	deferred to the next meeting	Pass
7/7/2020	1	Planning Commission		

Substitute

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 1 & 7

Application of BE3 Holdings, LLC c/o Battle Law P.C. to request a modification of zoning conditions of CZ-15-20076 within the RSM (Residential Small Lot Mix) District to allow the construction of four single-family lots by amending conditions #1, #3-7, and by adding three conditions (#9 - 11), at 4575 Chamblee Tucker Road.

PETITION NO: Z-20-1243935

PROPOSED USE: Four single-family lots.

LOCATION: 4575 Chamblee Tucker Road

PARCEL NO. : 18-261-01-006; 18-261-01-062

INFO. CONTACT: Jahnee Prince

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of BE3 Holdings, LLC c/o Battle Law P.C. to request a modification of zoning conditions of CZ-15-20076 within the RSM (Residential Small Lot Mix) District to allow the construction of four single-family lots by amending conditions #1, #3-7, and by adding three conditions (#9 - 11). The property is located on the west side of Chamblee Tucker Road and the eastern terminus of Briarglade Way, at 4155 Briarglade Way and 4575 Chamblee Tucker Road, in Tucker and Doraville, Georgia. The property has approximately 97 feet of frontage

along Briarglade Way, 169 feet of frontage along Chamblee Tucker Road and contains 1.23 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: Approval

STAFF RECOMMENDATION: Approval with Substitute Conditions dated 8-06-2020.

PLANNING STAFF ANALYSIS: Approval is based upon site plan dated March 12, 2020. The site plan provides resolutions by eliminating the access from Chamblee Tucker Road to Briarglade Way, addressing the concerns of the residents of the community. The proposed lot configuration eliminates the need for the construction of an extension to Briarglade Way. Therefore, the Department of Planning and Sustainability recommends “Approval” with the substitute conditions dated 8/06/2020.