

**PROACTIVE PLANNING LAND USE & ZONING REPORT
DECEMBER 2010**

- New Business:**
- 1) **Application to Rezone O-D Property on Pleasantdale Rd to C-2**
 - 2) **Z-10-16676**; Application to rezone 2.9 acres located at 5001-5027 Chamblee Tucker Road from R-85 to RA8.
 - 3) Old Norcross Road to close for 6 weeks
 - 4) Construction begins on Main Street Renovation

NEW BUSINESS - **Application to Rezone O-D Property to C-2** The property located at 3810 and 3820 Pleasantdale Road Road is currently zoned O-D (Office Distribution) and is improve with two buildings including a 25,159 square foot self storage facility and a 6,546 square foot retail center with four different tenants (coin laundry, telephone store, convenience store and restaurant). All of the uses on this property are allowable under the O-D zoning category.

The owner of the subject property is making an application to rezone the property to C-2 at the request of DeKalb County in order to better define and limit the types of uses allowed in the building.

A public information meeting was held on November 11, 2010 at the leasing office of the Self Storage facility on the property.

- **Z-10-16676** Application to rezone 2.9 acres of land located at 5001-5027 Chamblee Tucker Road from R-85 to RA8. The development is planned as 19 single family detached townhomes. *A copy of the application accompanied the October 2010 report.*

This application was approved by the Community Council subject to all conditions put forward by the community being met. The Planning Commission voted on November 4, 2010 to deny the application.

Representatives of TCA and the applicant met with Elaine Boyer, County Commissioner for District 1/Tucker to discuss the application. The applicant was directed to meet with DeKalb Planning Staff to review the site plan, reduce the density and design a development of detached housing. Ms. Boyer and TCA agreed to support a deferral of the application until it could be amended.

The DeKalb County Commissioners voted to defer the application on November 18, 2010.

- Old Norcross Road will be closed from December 6, 2010 through January 30, 2010 for Atlanta Gas Light to replace an existing gas line in and along the right of way. The street will be close off in three phases. The first phase is from Lavista to Pine Lake. It will be closed from Dec. 6-30, and Pine Lake will be the detour road. They will take between a 3-4 week break before starting the next phase.

- Construction for the renovation of Main Street began on November 15, 2010. The official groundbreaking ceremony took place on December 1, 2010. TCA members in attendance included Paul Ellingson, Anita Stoltzfus, Jannen Bello, Nancy and Bruce Penn, Charlton Allen, Honey Van Der Kreke, Marsha Ashby and Kevin Levitas.