



## CITY COUNCIL AGENDA ITEM

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**SUBJECT: RZ-21-003, APEX Land Company**

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**AGENDA SECTION:** *(check all that apply)*

PRESENTATION     PUBLIC HEARING     CONSENT AGENDA     OLD BUSINESS  
 NEW BUSINESS     OTHER, PLEASE STATE: [Click or tap here to enter text.](#)

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**CATEGORY:** *(check all that apply)*

ORDINANCE     RESOLUTION     CONTRACT     POLICY     STATUS REPORT  
 OTHER, PLEASE STATE: [Click or tap here to enter text.](#)

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**ACTION REQUESTED:**     DECISION     DISCUSSION ONLY

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**Date Submitted:** Thursday, November 11, 2021

**Current Work Session:** [Click or tap to enter a date.](#)

**Current Council Meeting:** Monday, November 22, 2021

**Previously Heard Date(s):** [Click or tap to enter a date.](#) - [Click or tap to enter a date.](#)

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**SUBMITTED BY:** Jim Summerbell, AICP – Planning & Zoning Director

**PRESENTER:** Jim Summerbell

**PURPOSE:** To hold a public hearing and take action on RZ-21-003, a request by Apex Land Company to rezone the property at 3177 Panola Rd and 5207 Thompson Mill Road from R-100 (Residential Medium Lot) District and NS (Neighborhood Shopping) District to RSM (Small Lot Residential) District for the development of a 65-unit townhome community.

**FACTS:** See staff report

**OPTIONS:** Approve, Approve with Modifications, Table, Deny, or Defer [Click or tap here to enter text.](#)

**RECOMMENDED ACTION:** Approve with conditions

**ATTACHMENTS:**

- (1) Attachment 1 - RZ-21-003APEX Land Staff Report
- (2) Attachment 2 - Rezoning Application amendment submitted on August 27, 2021 with updated letter of intent, and original zoning application dated June 2, 2021



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- (3) Attachment 3 - Technical memorandums concerning traffic impacts
- (4) Attachment 4 - RZ-21-003 Public Participation Plan
- (5) Attachment 5 - Zoning Agreement between Panola Mills HOA and the property owners of subject property, which includes the conditions of zoning placed on the property by DeKalb County in 2008 (Z-08-15000)