



## CITY COUNCIL AGENDA ITEM

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**SUBJECT: RZ-21-008, ACE Homes LLC**

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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.](#)

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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-21-008, a request by ACE Homes LLC to rezone the property at 2261 South Stone Mountain Lithonia Rd, 2241 South Stone Mountain Lithonia Road, and 1780 Phillips Road totaling approximately 70 acres from Local Commercial (C-1) and Medium Density Residential (MR-1) with conditions to C-1 and MR-1 with different conditions including a different site plan that reduces the area zoned C-1 from 3.92 acres to 2.68 acres, and increases the area zoned MR-1 proportionately.

**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-21-008, Staff Report



## **CITY COUNCIL AGENDA ITEM**

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- (2) Attachment 2 - RZ-21-008 Application Materials
- (3) Attachment 3 - Sewer Capacity Evaluation
- (4) Attachment 4 - Site Plan Exhibits
- (5) Attachment 5 - DeKalb County Rezoning Case File, Z-07-13333