



DeKalb County Government

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

Agenda Item

File #: 2020-0839
File Status: Preliminary Item

9/24/2020

Public Hearing: YES NO **Department:** Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 2 & 6

Application of Daniel J Reuter to rezone property from R-75 (Single-Family Residential) District to R-60 (Single-Family Residential) District to create two lots, at 1377 Scott Boulevard.

PETITION NO: N7. Z-20-1244119 2020-0839

PROPOSED USE: Detached single-family structure.

LOCATION: 1377 Scott Boulevard

PARCEL NO. : 18-050-12-005

INFO. CONTACT: Jeremy McNeil, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Daniel J Reuter to rezone property from R-75 (Single-Family Residential) District to R-60 (Single-Family Residential) District to create two lots. The property is located on the southeast corner of Scott Boulevard and Pensdale Road, approximately 290 feet south of Eastland Road, at 1377 Scott Boulevard in Decatur, Georgia. The property has approximately 80 feet of frontage along Scott Boulevard, 200 feet of frontage along Pensdale Road and contains 0.36 acre.

RECOMMENDATION:

COMMUNITY COUNCIL: Full Cycle Deferral.

PLANNING COMMISSION: Approval.

PLANNING STAFF: Denial.

STAFF ANALYSIS: The intent of the R-60 (Single-Family Residential) zoning district is to provide for the protection of neighborhoods within the County where lots have a minimum area of six thousand (6,000) square feet or three thousand five hundred (3,500) square feet. The proposed R-60 (Single-Family Residential) zoning district will be incompatible with adjacent and surrounding R-75 zoned properties. Per the County's GIS, majority of those lots that surround the subject property have lot sizes that ranged from approximately 14,000 to 16,000 square feet. The R-75 zoning district requires a minimum lot size of 10,000 square feet, causing the

File #: 2020-0839
File Status: Preliminary Item

9/24/2020

proposal of R-60 to be inconsistent with the adjacent and surrounding lot sizes. Therefore, it is the recommendation of Planning and Sustainability Department that the rezoning from R-75 (Residential Medium Lot) District to R-60 (Residential Medium Lot) District be "Denied".

PLANNING COMMISSION VOTE: Approval 7-0-0. A. Atkins moved, J. West seconded for "Approval". V. Moore was no longer present.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Full Cycle Deferral 4-0-0.

Substitute Conditions for Z-20-1244119
1377 Scott Blvd
September 22, 2020

1. The construction of a new home will not result in the loss of trees on the site. In addition a new tree will be added to front yard of new lot.
2. The existing historic home will be retained and the façade and other features not altered.
3. New professional quality landscaping consisting of evergreen and deciduous plantings will be provided along Pensdale Road.
4. No curb cuts will be permitted from the existing site onto Scott Blvd.