



Legislation Details (With Text)

**File #:** 2017-0262    **Version:** 1    **Name:**  
**Type:** Resolution    **Status:** Passed  
**File created:** 4/10/2017    **In control:** Board of Commissioners  
**On agenda:** 5/9/2017    **Final action:** 5/9/2017  
**Title:** Commission District(s): 1 & 7  
Land Use Amendment - LP-17-21187 - Cortland Partners  
Deferred from 3/28/2017 BOC Zoning meeting for Decision Only

**Indexes:**

**Attachments:** 1. Courtland Partners, LLC LP 17 21187, 2. Items 2017-0262 & 2017-0269 Acknowledgment of Intent.pdf

Date	Ver.	Action By	Action	Result
5/9/2017	1	Board of Commissioners	approved per staff's conditions	Pass
4/25/2017	1	Board of Commissioners	deferred 2 weeks	Pass

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

**SUBJECT:**

**Commission District(s): 1 & 7**

Land Use Amendment - LP-17-21187 - Cortland Partners

**Deferred from 3/28/2017 BOC Zoning meeting for Decision Only**

**Information Contact:** Cortland Partners c/o Kathryn M. Zickert

**Phone Number:** 404-815-3704

**LOCATION:** Approximately 1,199 feet east of the corner of Hollinswood Drive and Flowers Road South, at 3191 Flowers Road South, Atlanta.

**PARCEL No.:** 18-266-02-007, 18-265-03-049, 18-265-03-011

**PURPOSE:**

Bring the land use designation of multifamily residential parcels into consistency with the 2025 Comprehensive Plan Land Plan Map.

**NEED/IMPACT:**

Applicant is submitting this amendment application to comply with the Relationship between Comprehensive Plan Character Areas and Zoning Districts. (Article 1.2.3 of the Zoning Ordinance of DeKalb County; and corresponding Table 1.2: Character Areas and permitted zoning districts.)

**FISCAL IMPACT:**

There is no fiscal impact

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** APPROVAL WITH CONDITIONS.

**PLANNING COMMISSION:** APPROVAL

**PLANNING STAFF:** APPROVAL

**PLANNING COMMISSION MEETING:** On March 7, the Planning Commission recommended “Approval” as recommended by Staff.

**PLANNING STAFF ANALYSIS:** The proposal is consistent with the following policy of the 2025 Comprehensive Plan: “Provide opportunities for the development of institutional uses within the County.” (Institutional Character Area Policy No. 4) The property is already developed consistent with the policy and there are no stated plans for redevelopment.

**PLANNING COMMISSION VOTE:** **Approval w/Conditions 7-0-0.** M.K. Woodworth moved, M. Butts seconded for approval as recommended and conditioned by Staff.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** **Approval, 5-0-0.** Members voted unanimously to approve with two conditions: (1) Maximum density of 13 residential units per acre; and (2) Based on the existing site plan.