



## Legislation Details (With Text)

**File #:** 2022-1168    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Preliminary Item  
**File created:** 1/27/2022    **In control:** Board of Commissioners - Zoning Meeting  
**On agenda:** 3/24/2022    **Final action:** 3/24/2022  
**Title:** COMMISSION DISTRICT(S): Commission District 03 Super District 07  
Application of Janaee Wallace to rezone property from R-75 (Residential Medium Lot-75) to MR-1 (Medium-Density Residential-1) District to allow conversion of a single-family house to a duplex and conversion of a detached garage to a detached dwelling, at 2551 McAfee Road.

**Indexes:**

**Attachments:** 1. Z-22-1245405 2551 McAfee Rd. Staff Report March 2022

Date	Ver.	Action By	Action	Result
3/24/2022	1	Board of Commissioners - Zoning Meeting	withdrawn without prejudice	Pass
3/1/2022	1	Planning Commission	withdrawn without prejudice per staff recommendation	Pass

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

**SUBJECT:**

**COMMISSION DISTRICT(S): Commission District 03 Super District 07**  
**Application of Janaee Wallace to rezone property from R-75 (Residential Medium Lot-75) to MR-1 (Medium-Density Residential-1) District to allow conversion of a single-family house to a duplex and conversion of a detached garage to a detached dwelling, at 2551 McAfee Road.**  
**PETITION NO: N2. Z-22-1245405 (2021-1168)**

**PROPOSED USE: Conversion of single-family house to a duplex and conversion of detached garage to a detached dwelling.**

**LOCATION:** 2551 McAfee Road, Decatur, Georgia 30032

**PARCEL NO. :** 15-151-01-006

**INFO. CONTACT:** Melora Furman, Sr. Planner

**PHONE NUMBER:** 404-371-2155

**PURPOSE:**

Application of Janaee Wallace to rezone property from R-75 (Residential Medium Lot-75) to MR-1 (Medium-Density Residential-1) District to allow conversion of a single-family house to a duplex and conversion of a detached garage to a detached dwelling. The property is located on the south side of McAfee Road, at the southeast corner of McAfee Road and Windy Hill Road, at 2551 McAfee Road, Decatur, Georgia. The property has approximately 110 feet of frontage on McAfee Road, 300 feet of frontage on Windy Hill Road and contains 0.77 acre.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** Denial.

**PLANNING COMMISSION:** Withdrawal without Prejudice.

**PLANNING STAFF:** Withdrawal.

**STAFF ANALYSIS:** The applicant has requested withdrawal of this application.

**PLANNING COMMISSION VOTE: Withdrawal without Prejudice 9-0-0.** Vivian Moore moved, Edward Patton seconded for a withdrawal without prejudice, per Staff recommendation and the applicant's request.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: Denial 8-0-0.** The Board discussed the negative precedent that the rezoning would establish and the lack of consistency of the proposed zoning with the surrounding neighborhood.