



Legislation Details (With Text)

File #: 2020-0609 **Version:** 1 **Name:**

Type: Ordinance **Status:** Public Hearing

File created: 6/2/2020 **In control:** Board of Commissioners

On agenda: 8/25/2020 **Final action:** 8/25/2020

Title: COMMISSION DISTRICT(S): 3 & 7
Application of Stark Haus to rezone property from R-75 (Single-Family Residential) District to RSM (Small Lot Residential Mix) District to allow six urban single-family detached homes at 2043 Columbia Drive.

Indexes:

Attachments: 1. Z 20 1243977 Staff Report, 2. Z 20 1243977 Recommended Conditions, 3. 2020 08.25 Item 2020-0609 Approved Conditions

Date	Ver.	Action By	Action	Result
8/25/2020	1	Board of Commissioners	tabled	Pass
8/25/2020	1	Board of Commissioners	taken off table	Pass
8/25/2020	1	Board of Commissioners	approved with conditions	Pass
7/30/2020	1	Board of Commissioners - Zoning Meeting	deferred for 30 days	Pass
7/7/2020	1	Planning Commission		

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

SUBJECT:

COMMISSION DISTRICT(S): 3 & 7

Application of Stark Haus to rezone property from R-75 (Single-Family Residential) District to RSM (Small Lot Residential Mix) District to allow six urban single-family detached homes at 2043 Columbia Drive.

PETITION NO: N12. Z-20-1243977 2020-0609

PROPOSED USE: Six urban single-family detached homes

LOCATION: 2043 Columbia Drive, Decatur, Georgia

PARCEL NO. : 15-154-12-003

INFO. CONTACT: Melora Furman, AICP

PHONE NUMBER: (470) 542-3022

PURPOSE:

Application of Stark Haus to rezone property from R-75 (Single-Family Residential) District to RSM (Small Lot Residential Mix) District to allow six urban single-family detached homes. The property is located on the west side of Columbia Drive, opposite Hyland Drive, 2043 Columbia Drive, Decatur, Georgia. The property has approximately 132 feet of frontage along Columbia Drive and contains 0.7 acre.

RECOMMENDATIONS:

COMMUNITY COUNCIL: Denial.

PLANNING COMMISSION: Full cycle deferral.

PLANNING STAFF: Approval with conditions.

STAFF ANALYSIS: The zoning proposal is consistent with the following policies and strategies of the 2025 Comprehensive Plan: “Enhance the County’s existing supply of housing.” (HP3) and “Ensure that new development and redevelopment is compatible with existing residential areas.” (LUP6) Construction of the proposed development would replace an overgrown, blighted property with a development that would add to the vitality of the surrounding neighborhood and provide housing for people who prefer to live in the urban single-family detached housing type. The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties, and under the current zoning there appears to be little incentive for construction of one single-family house on this lot that is surrounded on three sides by multifamily residential development. Therefore, the Department of Planning and Sustainability recommends “Approval, with Staff’s recommended conditions”.

PLANNING COMMISSION VOTE: Full cycle deferral, 8-0-0. V. Moore moved and J. West seconded for full cycle deferral to allow for more dialogue between the applicant and the neighbors.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Denial 6-1-1. Community Council Board members commented that the proposal is inconsistent with the character of the surrounding community.