



Legislation Details (With Text)

**File #:** 2019-3216    **Version:** 2    **Name:**  
**Type:** Ordinance    **Status:** Preliminary Item  
**File created:** 1/14/2019    **In control:** Planning Commission  
**On agenda:** 7/9/2019    **Final action:** 5/28/2019  
**Title:** COMMISSION DISTRICT(S): 5 & 7  
Application of Rocklyn Homes, Inc. c/o Battle Law, P.C. to rezone property from C-1 (Local Commercial) to MR-1 (Medium Density Residential - 1) for 124 single-family attached townhome units at a density of 8.4 units per acre, at 2387 Wellborn Rd.

**Indexes:**

**Attachments:** 1. Staff Report & Attachments March 2019, 2. Recommended Conditions March 2019, 3. Staff Report & Attachments May 2019, 4. Recommended Conditions May 2019, 5. 2019 05.28 item 2019-3216-Substitute

Date	Ver.	Action By	Action	Result
5/28/2019	2	Board of Commissioners - Zoning Meeting	approved substitute submitted from the floor	Pass
5/7/2019	2	Planning Commission	denied	Pass
3/26/2019	2	Board of Commissioners - Zoning Meeting	Full cycle deferral	Pass
3/5/2019	2	Planning Commission	deferred 30 days	Pass

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

**SUBJECT:**

**COMMISSION DISTRICT(S):** 5 & 7

**Application of Rocklyn Homes, Inc. c/o Battle Law, P.C. to rezone property from C-1 (Local Commercial) to MR-1 (Medium Density Residential - 1) for 124 single-family attached townhome units at a density of 8.4 units per acre, at 2387 Wellborn Rd.**

**PETITION NO:** D3. Z-19-1243046

**PROPOSED USE:** A townhome development.

**LOCATION:** 2387 Wellborn Road, Lithonia.

**PARCEL NO. :** 16-071-09-001

**INFO. CONTACT:** Marian Eisenberg

**PHONE NUMBER:** 404-371-4922

**PURPOSE:**

Application Z-19-1243046 of Rocklyn Homes, Inc. c/o Battle Law, P.C. to rezone property from C-1 (Local Commercial) to MR-1 (Medium Density Residential - 1) for 124 single-family attached townhome units at a density of 8.4 units per acre, at 2387 Wellborn Road, Lithonia. The property is located on the north side of

Wellborn Road, approximately 181 feet east of Strathmore Manor Drive, at 2387 Wellborn Road, Lithonia. The property has approximately 1,153 feet of frontage on Wellborn Road and 244.39 feet of frontage on Covington Highway and contains 14.75 acres.

**RECOMMENDATIONS:**

**COMMUNITY COUNCIL:** (4/8/19) APPROVAL WITH A CONDITION. (2/11/19) APPROVAL.

**PLANNING COMMISSION:** (5/7/19) DENIAL. (3/5/19) 30-DAY DEFERRAL.

**PLANNING STAFF:** (5/7/19) APPROVAL WITH CONDITIONS. (3/5/19) 30-DAY DEFERRAL.

**STAFF ANALYSIS:** (5/7/19) The proposed development is consistent with Commercial Redevelopment Corridor Policy No. 6: “Cluster high density development at nodes and along major corridors outside of established residential areas.” The zoning proposal will permit a use that is suitable in the context of surrounding development. The proposed building form and density is similar to that of the adjoining townhome subdivisions. Thus, it is not expected to have adverse effects on these properties, nor on nearby residential subdivisions. Therefore, the Department of Planning and Sustainability recommends “Approval” with conditions.

**PLANNING COMMISSION VOTE:** (5/7/19) **Denial, 8-0-1** P. Womack, Jr. moved, and J. West seconded for denial. E. Patton opposed. (3/5/19) **30-day Deferral, 7-1-0.** E. Patton moved and P. Womack, Jr. seconded for a 30-day deferral to allow time for the applicant to prepare a traffic study. T. Snipes opposed.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** (4/8/19) **Approval with a Condition, 7-2-0.** The Community Council recommended approval with a condition that the development be constructed in accordance with the recommendations of a traffic study. (2/11/19) **Approval, 9-1-0.** The Community Council recommendation was based on lack of opposition from the neighboring community.