



## Legislation Text

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File #: 2018-2443, Version: 1

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**Public Hearing:** YES  NO

**Department:** Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** 2 & 6

N3 Dave Howe - Rezone Z-18-1235086

**PETITION NO:** Z-18-1235086

**PROPOSED USE:** Two-Single Detached Residences

**LOCATION:** 1325 Emory Road NE, Atlanta, GA 30306

**PARCEL NO.:** 18-054-12-001

**INFORMATION CONTACT:** Marian Eisenberg

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

**PURPOSE:**

Application of Dave Howe to rezone property from R-75 (Residential Medium Lot) District to R-60 (Residential Small Lot) District to create a second lot in order to construct a second single-family detached residence on the subject site. The property is located on the east side of Briarcliff Road and the south side of Emory Road, at 1325 Emory Road, Atlanta, Georgia. The property has approximately 205 feet of frontage along the south side of Emory Road, 74 feet of frontage along the east side of Briarcliff Road and contains 0.44 acre.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** Denial

**PLANNING COMMISSION:** Withdrawal Without Prejudice

**PLANNING STAFF:** Withdrawal Without Prejudice

**PLANNING STAFF ANALYSIS:** The proposed R-60 (Residential Small Lot) District on the subject site is consistent with adjacent and nearby properties if the site is developed as proposed by the applicant for 2 single-family residences. The proposed rezoning is consistent with Comprehensive Plan policy to “Protect stable neighborhoods from incompatible development that could alter established residential development patterns and density “. On August 21, 2018, the applicant submitted a letter to Planning Staff requesting withdrawal of the application. Therefore, the Department of Planning and Sustainability recommends “**WITHDRAWAL WITHOUT PREJUDICE**” of the rezoning request.

**PLANNING COMMISSION VOTE: 8-0-0.** J. Johnson moved, M. Butts seconded for withdrawal without prejudice, per the applicant's request and Staff recommendation.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: 5-0-0/ Denial**