



DeKalb County Government

Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030

Legislation Text

File #: 2017-0597, Version: 1

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

SUBJECT:

Rezone - Clare Allah for Chris 180, Inc. - Z-17-21589

COMMISSION DISTRICT(S): 3 & 6

PETITION NO: Z-17-21589

PROPOSED USE: To allow construction of a 1,814 square foot building for accessory housing.

LOCATION: 1743 Pine Trail

PARCEL NO.: 15-148-02-031

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

To rezone property from R-75 (Single-Family Residential) to O-I (Office-Institutional) to allow construction of a 1,814 square foot building for accessory housing. The property is located on the south side of Pine Trail, approximately 398 feet from the corner of Pine Trail and Fayetteville Road, at 1743 Pine Trail, Atlanta. The property has approximately 336 feet of frontage on Pine Trail and contains 1.21 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval 10-0-0.

PLANNING COMMISSION: Approval with Conditions 6-0-0.

PLANNING STAFF: Approval with Conditions.

PLANNING COMMISSION MEETING: Approval with Conditions.

PLANNING STAFF ANALYSIS: The proposed building will enable CHRIS 180 to strengthen its programs, including programs that offer long- and short-term housing for children and youths with special needs. Thus, the proposal is consistent with policies of the 2035 Comprehensive Plan to provide supportive housing for segments of the population with special needs (Housing Policy 7). The zoning proposal is suitable in view of the use and development of adjacent and nearby properties. It bridges the residential use of the homes on the north side of Pine Trail and the office use proposed for the adjoining CHRIS 180 property. The proposed development is not expected to cause an excessive or

burdensome use of existing streets, transportation facilities, or utilities. If constructed in accordance with the recommended conditions, it is not expected to adversely affect the existing use or usability of adjacent or nearby property. Therefore, the Department of Planning and Sustainability recommends that the proposal be "Approved with Conditions".

PLANNING COMMISSION VOTE: Approval Conditional J. Johnson moved, L. Osler seconded for approval as recommended and conditioned by staff.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: CC3 acknowledged that CHRIS 180 is a good neighbor. A CC3 member reported that the proposal has the support of the Charleston Point homeowner's association.

PLANNING STAFF'S RECOMMENDED CONDITIONS ARE AS FOLLOWS:

1. The site shall be used for accessory housing for CHRIS 180 and shall be developed in a manner consistent with the site plan titled, "1743 Pine Trail, Atlanta, GA - CHRIS 180 Site Plan", by O'Leary Design Group, dated 6/28/17, for a building that shall have a maximum of 1,814 square feet of floor area.
2. The proposed parking lot shall be screened from view from Pine Trail with plants that will reach at least six feet in height at maturity, subject to approval by the County Arborist.
3. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.
4. Prior to issuance of a land disturbance permit (LDP), the applicant shall submit a combination plat to consolidate parcels 15-147-05-013 (1030 Fayetteville Road), 15-148-02-032 (1735 Pine Trail), and 15-148-02-031 (1743 Pine Trail).