



DeKalb County Government

178 Sams Street
Decatur, GA 30030

Legislation Text

File #: 2018-1856, Version: 2

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

SUBJECT:

COMMISSION DISTRICT(S): 3 & 6 N4. CZ-18-22135 Sinocoin RE, LLC

PETITION NO: CZ-18-22135

PROPOSED USE: 75 Residential Units

LOCATION: 2029 Memorial Drive

PARCEL NO.: 15-179-11-001

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

To request a Major Modification to approved conditions of zoning for townhouse, condominiums or row homes pursuant to CZ-05-79 in an MR-2 (Medium Density-Residential-2) District, to decrease the percentage of required work force housing units within the development from 25% to 15% and to delete the restriction that no more than ten (10%) percent of the lot owners from being rental units at any given time. The property is located on the south side of Memorial Drive, approximately 400+ plus feet east of the southeast corner of Memorial Drive and South Howard Street at 2029 Memorial Drive, Atlanta, Georgia. The property has approximately 338 feet of frontage along the south side of Memorial Drive and contains 5.3 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Denial

PLANNING COMMISSION: Deferral to Board of Commissioners

PLANNING STAFF: Denial

PLANNING STAFF ANALYSIS: The applicant has not provided sufficient evidence to reduce the amount of workforce housing units or delete the percentage of rental units for the proposed development. The applicant benefits from the original rezoning that granted much greater density on the site than the surrounding character area would support (i.e. single family detached). The greater density was predicated upon the public good of delivering work force housing, a need which has not changed. The request is inconsistent with 2035 Comprehensive Plan Policies: Utilize the zoning code to provide a variety of housing opportunities and choices

to better accommodate the needs of residents. Therefore, the Department of Planning and Sustainability recommends **DENIAL** of modification request per application CZ-18-22135.

PLANNING COMMISSION VOTE: Defer to BOC 6-1-0. J. West moved, V. Moore seconded for deferral to the Board of Commissioners with comments as follows: Eliminate restriction on percentage of rental units and reaching a middle ground (between 25% & 15%) for percentage of work force housing units for the development.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: 5-1-5. The discussion centered on whether the neighborhood can support market-rate homes.