



DeKalb County Government

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

Legislation Text

File #: 2017-0600, Version: 1

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

SUBJECT:

Rezone - REMA Us Investments, LLC - Z-17-21580

COMMISSION DISTRICT(S): 3 & 6

PETITION NO: Z-17-21580

PROPOSED USE: To allow three (3) new proposed lots with a minimum 72-foot lot width and street frontage.

LOCATION: 1483 Eastland Road

PARCEL NO.: 15-143-02-016

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

To rezone property from R-75 (Residential Medium Lot) District to R-60 (Residential Small Lot) District to allow three (3) new proposed lots with a minimum 72-foot lot width and street frontage. The property is located on the south side of Eastland Road, approximately 72 feet west of Glynn Drive at 1483 Eastland Road, Atlanta, GA. The property has approximately 216 feet of frontage along the south side of Eastland Road and contains 0.91 acre.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval 10-0-0.

PLANNING COMMISSION: Denial 4-2-0.

PLANNING STAFF: Denial.

PLANNING COMMISSION MEETING: Denial.

PLANNING STAFF ANALYSIS: The proposed R-60 (Residential Small Lot) District on the subject site is inconsistent with adjacent and nearby properties zoned R-75 (Residential Medium Lot) district. There are no other R-60 zoned properties within the area. The proposed rezoning is inconsistent with Comprehensive plan

policy to “Protect stable neighborhoods from incompatible development that could alter established residential development patterns and density “. Development standards for R-60 lots would allow for smaller lots and increased density and adversely affect the existing stabilized neighborhood. The Department of Planning and Sustainability recommends “**DENIAL**” of the rezoning request.

PLANNING COMMISSION VOTE: Denial J. West moved, L. Osler seconded for denial per staff recommendation. M. Butts and J. Edmondson opposed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: CC3 concluded that the proposed lot sizes and homes are consistent with the character of the surrounding neighborhood.

However, should the Board of Commissioners choose to approve the rezoning as requested by the applicant, Planning Staff offers the attached recommended conditions:

1. Minimum lot width/lot frontage of 72 feet.
2. Remaining minimum development standards for lot size; unit size; front, side & rear setbacks shall equal or exceed R-75 (Residential Medium Lot) District.
3. Complete Sketch Plat & Final Plat approval process for the subdivision of property into three lots. This requires a public hearing by the Planning Commission.
4. Provide sidewalks and landscape strip along property frontage per Article 5 of the DeKalb County Zoning Ordinance.