



Legislation Text

File #: 2022-1480, Version: 1

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 04 Super District 06

Application of Nationwide Investments, LLC to rezone from R-75 (Residential Medium Lot-75) to MR-1 (Medium Density Residential-1), to allow construction of a single-family detached and single-family attached (townhome) development.

PETITION NO: N12. Z-22-1245580 (2022-1480)

PROPOSED USE: Single-family detached & single-family attached townhome development.

LOCATION: 496 Warren Avenue, Scottdale, Georgia 30079

PARCEL NO. : 18-046-04-145, 18-046-04-146, 18-046-04-147, 18-046-04-148, 18-046-04-149, 18-046-04-150, 18-046-04-151, 18-046-04-152

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PURPOSE:

Application of Nationwide Investments, LLC to rezone from R-75 (Residential Medium Lot-75) to MR-1 (Medium Density Residential-1), to allow construction of a single-family detached and single-family attached (townhome) development. The properties have frontage on Warren Avenue, North Decatur Road and Glendale Road and contain approximately 1.8 acre.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: Approval with Conditions.

PLANNING STAFF: Approval with Conditions.

STAFF ANALYSIS: The purpose of the rezoning is to ensure future development on the site complies with MR-1 underlying zoning, instead of the existing C-2 underlying zoning. The uses permitted under MR-1 zoning are more consistent with the Scottdale Tier 1 overlay uses, while uses allowed by C-2 zoning are largely prohibited by the overlay, for example car repair and sales. Rezoning will also allow for more efficient administration of the zoning ordinance if all parcels of the development share the same zoning. Section 27-2.13.1 (B) states the purpose of MR-1 zoning is to provide for residential neighborhoods with a mix of single-family and multi-family housing types that maintain harmony of scale, intensity, and design with surrounding development. This development supports that purpose. Therefore, the Department of Planning and

Sustainability recommends “Approval with Conditions”.

PLANNING COMMISSION VOTE: Approval with Conditions 5-0-1. LaSonya Osler moved, Jana Johnson seconded for Approval with eight (8) conditions, per Staff recommendation. Tess Snipes abstained.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 10-0-0.