



DeKalb County Government

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

Legislation Text

File #: 2018-2502, Version: 1

SUBSTITUTE

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 2 & 6

Application of the Director of Planning & Sustainability for a Major Modification to zoning conditions to amend the site plan of a condominium subdivision to relocate one building and allow full access on Stephens Drive. The property is located on the southeast intersection of Briarcliff Road and Stephens Road.

PETITION NO: CZ-18-1235133

PROPOSED USE: 19-unit townhouse development

LOCATION: Briarcliff Road/Stephens Drive intersection

PARCEL NO.: 18 106 10 017, 18 106 10 045, 18 106 10 046, 18 106 10 047, 18 106 10 048, 18 106 10 049, 18 106 10 050, 18 106 10 051, 18 106 10 052, 18 106 10 053, 18 106 10 054, 18 106 10 055, 18 106 10 056, 18 106 10 057, 18 106 10 058, 18 106 10 059, 18 106 10 060, 18 106 10 061, 18 106 10 062, 18 106 10 063

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PURPOSE:

Application of the Director of Planning & Sustainability for a Major Modification to zoning conditions to amend the site plan of a condominium subdivision. The property is located on the southeast intersection of Briarcliff Road and Stephens Road at 1096, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, and 1116 Briar Cove Circle and 1361 Stephens Drive in Atlanta, Georgia. The property has approximately 300 feet of frontage along Briarcliff Road and 202 feet of frontage along Stephens Road and contains 2.38 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Denial.

PLANNING COMMISSION: No Recommendation due to failure to pass motion

PLANNING STAFF: Approval, of the substitute conditions

STAFF RECOMMENDATION: The requested modifications would not change the development to the extent that it would become inconsistent with the policies of the Comprehensive Plan. The modifications would relocate a unit from the front row of buildings to the back row. The move will require a variance to the 20-foot

buffer. The staff also recommends full access on Stephens Road since exit on Briarcliff Road is not possible. The requested modifications would not change the number of residential units. Therefore, the Department of Planning and Sustainability recommends “Approval” of the requested modifications, subject to the approval of the variance to be heard by the BZA.

PLANNING COMMISSION VOTE: No recommendation. 1st MOTION: was made by J. Johnson moved, A. Atkins seconded for a full cycle deferral. That motion failed 4-4-0. **2nd MOTION:** was made by Paul Womack Jr., seconded by April Atkins, that this agenda item be approved with conditions per staff recommendation. That motion failed 2-6-0

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Denial, 5-0-0. The community council board thought that the zoning proposal was not suitable.