



DeKalb County Government

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

Legislation Text

File #: 2019-4075, Version: 1

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 3 & 7

Application of Georgia General Snapfinger Dev c/o Battle Law to rezone property from R-100 (Residential Medium Lot-100) to MR-1 (Medium Density Residential-1) for a mixed residential development, at Kelley Chapel Road and Snapfinger Road.

PETITION NO: D4. Z-19-1243385

PROPOSED USE: Single-Family Townhomes and Detached Homes

LOCATION: 2658 Kelley Chapel Road and 2317, 2349, & 2610 Snapfinger Road, Decatur.

PARCEL NOS.: 15-126-05-003, -015, -021, & -022

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PURPOSE:

Application Z-19-1243385 of Georgia General Snapfinger Dev c/o Battle Law to rezone property from R-100 (Residential Medium Lot-100) to MR-1 (Medium Density Residential-1) for a mixed residential development consisting of 132 single-family attached townhomes and 24 single-family detached homes at a density of 9.05 units per acre. The property is located on the east side of Kelley Chapel Road and the west side of Snapfinger Road, at 2658 Kelley Chapel Road and 2317, 2349, and 2610 Snapfinger Road, Decatur. The property has approximately 1,067 feet of frontage along the east side of Kelley Chapel Road (including the abandoned right-of-way) and 847 feet of frontage along the west side of Snapfinger Road and contains 17.24 acres.

RECOMMENDATIONS:

COMMUNITY COUNCIL: (10/9/19) NO VOTE TAKEN. (8/14/19) DENIAL.

PLANNING COMMISSION: (11/5/19) APPROVAL WITH CONDITIONS. (9/10/19) FULL CYCLE DEFERRAL.

PLANNING STAFF: (11/5/19) APPROVAL WITH CONDITIONS. (9/10/19) FULL CYCLE DEFERRAL.

STAFF ANALYSIS: (11/5/19) The proposed development would result in a suitable transition of residential densities and housing types in relation to the Wesley Club Apartments to the east and the Rainover Estates single-family residential neighborhood to the west., consistent with the Wesley Chapel Livable Centers Initiative (LCI) Study. The companion application for a land use map amendment would re-designate the

property to a Town Center activity center. If constructed in accordance with the Staff-recommended conditions for streetscaping and pedestrian connections, the development would be consistent with the following Town Center policies: “Improve street character with consistent signage, lighting, landscaping, and other design features. (No. 9) and “Design shall be pedestrian-oriented with walkable connections between different uses. (No. 19) By providing both single-family detached and attached (townhome) housing types, the zoning proposal is consistent with Housing Policy No. 9 to “. . . provide a variety of housing opportunities and choices to better accommodate the needs of residents.” The proposal is not expected to adversely affect the use or usability of adjacent or nearby property. Therefore, the Department of Planning and Sustainability recommends “Approval with conditions”

PLANNING COMMISSION VOTE: (11/5/19) Approval with Conditions, 7-0-0. A. Atkins moved and J. West seconded for approval with Staff’s conditions, with a correction to a typographic error in Condition No. 10 and with three additional conditions requested by the applicant. **(9/10/19) Full Cycle Deferral, 8-0-1.** V. Moore moved and E. Patton seconded for a full cycle deferral as per the staff recommendation. A. Atkins abstained.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (10/9/19) No quorum. Members in attendance did not discuss or take a vote on this deferred case because the applicant did not present changes to the proposal. **(8/14/19) Denial 6-2-4.** The Board thought that the density of the proposed development is too high, that it would generate too much traffic, and that the units would not be maintained in good condition.