



DeKalb County Government

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

Legislation Text

File #: 2018-2784, Version: 1

Substitute

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 3 & 7

Application of Sid Tepaul to rezone property from R-100 (Residential Medium Lot-100) to RSM (Residential SmallLotMix) to allow development of a 33-lot urban single-family detached subdivision, at 4601 & 4625 Flat Shoals Road. (Amended to R-75 (Single-Family Residential District and 13 single family detached homes on 10/12/18).

PETITION NO: N8. Z-18-1235209

PROPOSED USE: 13 Single-Family Detached Homes (AMENDED from 33 Single-Family homes on 10/12/18)

LOCATION: 4601 and 4625 Flakes Mill Road

PARCEL NO. : 15 004 01 005 & 15 004 01 006

INFO. CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Application of Sid Tepaul to rezone property from R-100 (Residential Medium Lot-100) to RSM (Residential Small Lot Mix) to allow development of a 33-lot urban single-family detached subdivision [Amended to R-75 (Single-Family Residential District and 13 single-family detached homes on 10/12/18). The property is located on the northwest corner of Flakes Mill Road and Catalpa Lane, opposite Boxwood Walk, at 4601 and 4625 Flakes Mill Road in Ellenwood, Georgia. The property has approximately 658 feet of frontage along Flakes Mill road and 461 feet of frontage along Catalpa Lane and contains 6.48 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: OTHER 0-5-1

PLANNING COMMISSION: FULL CYCLE DEFERRAL

PLANNING STAFF: DENIAL OF RSM; APPROVE SUBSTITUTE OF R-75 WITH CONDITIONS

PLANNING STAFF ANALYSIS: (REVISED 11/27/18) Since the October 10th Community Council meeting, the applicant has amended the rezoning application to a less intense district, from RSM (Residential Small Lot Mix) to R-75 (Single-Family Residential). The proposed site plan has been amended from 33 urban single-family detached lots at a proposed density of 5 units per acre to 13 single-family detached lots at a proposed density of 2 units per acre. Given that the subject properties are located in a predominantly undeveloped area

bounded by three minor arterial roads (Flakes Mill Road, River Road, and Linecrest Road) it appears that a slightly more dense single-family residential district (R-75) would be appropriate, and appears to be in conformity with the following Suburban (SUB) Comprehensive Plan policies: 1) Protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density. The applicant's proposed single-family detached subdivision at a density of 2 units per acre appears to be compatible with surrounding single-family subdivisions including the Holly Springs single-family subdivision to the east (across Flakes Mill Road) developed at a density of 1.83 units per acre, and the Legacy Mills single-family subdivision to the south (across Catalpa Lane) developed density of 1.6 units per acre. Based on input at the November 13th Board of Commissioner public hearing, Staff has included additional zoning conditions.. Therefore, it is the recommendation of the Planning and Sustainability Department that the application be "Approved, with Staff's recommended conditions".

PLANNING COMMISSION VOTE: FULL CYCLE DEFERRAL 6-0-0. V. Moore moved, J. West seconded for a full cycle deferral to allow time for the applicant to meet with the community to discuss the amendment to R-75.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: OTHER 0-5-1. No quorum. Five of the six CC3 Board members present agreed that the application should be denied. One of the Board members abstained. Comments included: the proposed buildings, because of the compact layout, look like "fire traps"; the layout with front porches looking onto a common green space looks like "the projects"; there is not enough information about the appearance of the homes; the houses are too close together and aren't consistent with the development pattern of the surrounding area..