



# DeKalb County Government

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

## Legislation Text

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File #: 2019-3216, Version: 2

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Public Hearing: YES  NO

Department: Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** 5 & 7

**Application of Rocklyn Homes, Inc. c/o Battle Law, P.C. to rezone property from C-1 (Local Commercial) to MR-1 (Medium Density Residential - 1) for 124 single-family attached townhome units at a density of 8.4 units per acre, at 2387 Wellborn Rd.**

**PETITION NO: D3. Z-19-1243046**

**PROPOSED USE:** A townhome development.

**LOCATION:** 2387 Wellborn Road, Lithonia.

**PARCEL NO. :** 16-071-09-001

**INFO. CONTACT:** Marian Eisenberg

**PHONE NUMBER:** 404-371-4922

**PURPOSE:**

Application Z-19-1243046 of Rocklyn Homes, Inc. c/o Battle Law, P.C. to rezone property from C-1 (Local Commercial) to MR-1 (Medium Density Residential - 1) for 124 single-family attached townhome units at a density of 8.4 units per acre, at 2387 Wellborn Road, Lithonia. The property is located on the north side of Wellborn Road, approximately 181 feet east of Strathmore Manor Drive, at 2387 Wellborn Road, Lithonia. The property has approximately 1,153 feet of frontage on Wellborn Road and 244.39 feet of frontage on Covington Highway and contains 14.75 acres.

**RECOMMENDATIONS:**

**COMMUNITY COUNCIL:** (4/8/19) APPROVAL WITH A CONDITION. (2/11/19) APPROVAL.

**PLANNING COMMISSION:** (5/7/19) DENIAL. (3/5/19) 30-DAY DEFERRAL.

**PLANNING STAFF:** (5/7/19) APPROVAL WITH CONDITIONS. (3/5/19) 30-DAY DEFERRAL.

**STAFF ANALYSIS:** (5/7/19) The proposed development is consistent with Commercial Redevelopment Corridor Policy No. 6: "Cluster high density development at nodes and along major corridors outside of established residential areas." The zoning proposal will permit a use that is suitable in the context of surrounding development. The proposed building form and density is similar to that of the adjoining townhome subdivisions. Thus, it is not expected to have adverse effects on these properties, nor on nearby

residential subdivisions. Therefore, the Department of Planning and Sustainability recommends “Approval” with conditions.

**PLANNING COMMISSION VOTE: (5/7/19) Denial, 8-0-1** P. Womack, Jr. moved, and J. West seconded for denial. E. Patton opposed. **(3/5/19) 30-day Deferral, 7-1-0.** E. Patton moved and P. Womack, Jr. seconded for a 30-day deferral to allow time for the applicant to prepare a traffic study. T. Snipes opposed.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: (4/8/19) Approval with a Condition, 7-2-0.** The Community Council recommended approval with a condition that the development be constructed in accordance with the recommendations of a traffic study. **(2/11/19) Approval, 9-1-0.** The Community Council recommendation was based on lack of opposition from the neighboring community.