



DeKalb County Government

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

Legislation Text

File #: 2017-1204, **Version:** 1

Public Hearing: YES NO **Department:** Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 2 & 6

D1. CZ 17 21855 Board of Commissioners - The Madison.

PETITION NO: CZ-17-21855

PROPOSED USE: Change condition to increase allowed density.

LOCATION: 2696 North Druid Hills Road

PARCEL NO.: 18-151-01-004

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

A Major Modification to a zoning condition for the Madison (f.k.a.Viera Briarcliff Apartment Homes) pursuant to CZ-85101, to increase the maximum allowed density from 10 units per acre to 10.23 units per acre, to reflect removal of two undeveloped parcels from the development acreage. The property is located on the north side of North Druid Hills Road, approximately 168 feet west of Berkeley Lane, at 2696 North Druid Hills Road, Atlanta. The property has approximately 820 feet of frontage on North Druid Hills Road and 720 feet of frontage on Georgiana Drive and Beacon Hill Boulevard, and contains 48.95 acres.

RECOMMENDATIONS:

COMMUNITY COUNCIL: (2/13/18) DENIAL. (10/10/17) APPROVAL.

PLANNING COMMISSION: (3/6/18) DENIAL. (1/9/18) NO RECOMMENDATION.

PLANNING STAFF: APPROVAL WITH CONDITIONS.

PLANNING STAFF ANALYSIS: The development will remain consistent with the following policy of the 2035 Comprehensive Plan: "Protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density." (Suburban Policy No. 1) The original 10 unit per acre density of the development was consistent with the Comprehensive Plan in effect at the time the multifamily development was constructed. Although the current land use designation of SUB (Suburban) allows a maximum of eight units per acre, no increase in number of units is proposed, and no change to the impact of the development on adjoining and nearby properties is anticipated. The surrounding area is

designated Suburban on the Future Land Use Map, with a maximum density of 8 units per acre. This designation is expected to act as a control on the density of future development. Therefore, the Department of Planning and Sustainability recommends “Approval” with conditions. The conditions have been updated and are intended to replace the conditions approved in 1985.

PLANNING COMMISSION VOTE: (3/6/18) Denial, 7-1-0. P. Womack, Jr. moved and A. Atkins seconded for denial. J. Edmondson abstained. **(1/9/18) No recommendation.** 1st Motion: J. Johnson moved for approval w/Staff's conditions. The motion failed due to lack of a second. 2nd Motion: J. West moved, M. Butts seconded for denial. The motion failed due to a lack of five affirming votes. Application moves forward with no recommendation.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (2/13/18) Denial, 7-0-1. Want illegal sign removed. Not pleased that owner of Madison appears to have sold the Jan Hill Lane properties to a single family developer without disclosing the conditions of the 2005 rezoning. CC2 thinks that the County should have placed this major modification on the same agenda as the Jan Hill Lane rezoning application instead of waiting until the Jan Hill Lane rezoning was approved. **(10/10/17) Approval, 6-1-0.** A quorum was present. Six members voted in favor of the modification. One member voted against, wishing the modification should have been handled concurrently with the rezoning of properties at Jan Hill Lane and Georgiana Drive.