



DeKalb County Government

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

Legislation Text

File #: 2022-1912, Version: 1

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 04 Super District 07

Application of El Amar Engineering & Construction c/o Battle Law, P.C. to rezone properties from R-75 (Residential Medium Lot-75) zoning district to R-60 (Residential Small Lot-60) zoning district to construct single-family detached homes, at 883 Mountain View Drive.

PETITION NO: N7. Z-22-1245928 (2022-1912)

PROPOSED USE: Single-family, detached homes.

LOCATION: 883 Mountain View Drive, Stone Mountain, Georgia 30083

PARCEL NO. : 18-091-03-006, 18-091-03-048

INFO. CONTACT: Planning & Sustainability

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of El Amar Engineering & Construction c/o Battle Law, P.C. to rezone properties from R-75 (Residential Medium Lot-75) zoning district to R-60 (Residential Small Lot-60) zoning district to construct single-family detached homes. The property is located on the east side of Mountain View Drive, approximately 165 feet south of Mountain Springs Way, at 875 and 883 Mountain View Drive in Stone Mountain, Georgia. The property has approximately 175 feet of frontage along Mountain View Drive and contains 2.71 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: Approval.

PLANNING STAFF: Approval with Conditions.

STAFF ANALYSIS: The request for a single-family, zoning district (R-60) and single-family, detached residential uses appears to be consistent with the policies and strategies of the *2035 Comprehensive Plan* to protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density (*SUB Character Area Residential Protection*). The proposed single-family, detached residential land uses are consistent with adjacent and surrounding single-family residential uses in the vicinity. The proposed 6,000 square foot lots are consistent with the six abutting single-family lots within the Countryside Manor Subdivision to the south (in the City of Stone Mountain) with an average lot size of 6,243 square feet. While no transitional buffer is required, the plan notes that a 5-foot-wide

landscape buffer will be provided along the perimeter of the project site which should enhance compatibility with surrounding properties. Therefore, it is the recommendation of the Planning & Sustainability Department that the application be “Approved, with Staff’s recommended conditions”. The approval of this rezoning application by the Board of Commissioners shall have no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals or other entity whose decision should be based on the merits of the application under review by such entity.

PLANNING COMMISSION VOTE: Approval 8-0-0. LaSonya Osler moved, Jana Johnson seconded for approval, per Staff recommendation.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 7-0-0.