



DeKalb County Government

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

Legislation Text

File #: 2020-0601, Version: 1

Public Hearing: YES NO Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 5 & 7

Application of Parkland Communities, Inc c/o Battle Law, PC to rezone properties from R-100 (Residential Medium Lot) District to RSM (Residential Small Lot Mix) District to develop a 160-lot single family detached subdivision at a density of 3.50 units per acre, at 1467, 1503 & 1513 Stephenson Road.

PETITION NO: D2. Z-20-1243841 2020-0601

PROPOSED USE: Single-Family Detached Subdivision - 160 Lots

LOCATION: 1467, 1503 and 1513 Stephenson Road, Lithonia, GA.

PARCEL NO. : 16-159-01-003; 16-162-05-002; 16-162-05-003

INFO. CONTACT: Karen Hill

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PURPOSE:

Application of Parkland Communities, Inc c/o Battle Law, PC to rezone properties from R-100 (Residential Medium Lot) District to RSM (Residential Small Lot Mix) District to develop a 160-lot single family detached subdivision at a density of 3.50 units per acre. The property is located on the south side of Stephenson Road, approximately 1,067 feet east of the intersection of Stephenson Road and South Deshon Road, at 1467, 1503 and 1513 Stephenson Road, Lithonia, GA. The property has approximately 762 feet of frontage along the south side of Stephenson Road and contains 45.66 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: (8/10/2020) Approval with Condition; (6/8/2020) Approval.

PLANNING COMMISSION: (9/1/2020) No recommendation. (7/7/2020) Full Cycle Deferral.

PLANNING STAFF: Approval with Conditions.

STAFF ANALYSIS: The proposed request to rezone property from R-100 (Residential Medium Lot-100) District to RSM (Small Lot Residential Mix) District to construct 160 single-family detached residences at a proposed density of 3.50 units per acre is compatible with other surrounding zoned RSM properties in the area. The request is compatible with the Suburban (SUB) Character Area in the 2035 Comprehensive Land Use Plan and the following policies: density increases, infill development and residential protection. The traffic impact study submitted by the applicant suggests site development improvements to address the potential impact of increased traffic along Stephenson Road. Staff has incorporated these improvements in the recommended

conditions. Therefore, the Planning and Sustainability Department recommends “Approval, subject to Staff’s recommended conditions”.

PLANNING COMMISSION VOTE: (9/1/20) No recommendation. 1st Motion: E. Patton moved, J. Johnson seconded for "Approval with Staff's conditions, with an added condition that the County provide necessary resources for traffic improvements on Stephenson Road". A. Atkins, G. McCoy, P. Womack, Jr. & J. West opposed. The motion failed due to a tie vote 4-4-0. 2nd Motion: J. West moved, P. Womack, Jr. seconded for "Denial". E. Patton, J. Johnson, V. Moore & T. Snipes opposed. The motion failed due to a tie vote 4-0-0. This application moves forward to the BOC with No Recommendation. **(7/7/2020) Full Cycle Deferral 7-1-0.** G. McCoy moved, P. Womack, Jr. seconded for a Full Cycle Deferral to allow for a traffic study and time for more dialogue between the applicant and the neighborhoods. J. West opposed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (8/10/2020) Approval with Condition 7-1-0. Traffic remediation measures will be taken if the soon to be released traffic study suggests such measures; **(6/8/2020) Approval 8-0-0.** No opposition. Proposed density is consistent with adjacent and surrounding subdivisions.