



DeKalb County Government

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

Legislation Text

File #: 2019-3528, Version: 1

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

SUBJECT: Rezone - Duke Land Group, LLC

COMMISSION DISTRICTS: 3 & 6

Application of Duke Land Group, LLC for a modification of zoning conditions in an RSM (Small Lot Residential Mix) District related to the mix of uses approved pursuant to CZ-02081, at 2200 Flat Shoals Road.

PETITION NO: N3. CZ-19-1243154

PROPOSED USE: 21 Single-Family Attached Townhomes.

LOCATION: 2200 Flat Shoals Road, Atlanta

PARCEL NO. : 15-141-01-001

INFO. CONTACT: Marian Eisenberg

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PURPOSE:

Application of Duke Land Group, LLC for a modification of zoning conditions in an RSM (Small Lot Residential Mix) District related to the mix of uses approved pursuant to CZ-02081. The property is located at the southeast corner of Keystone Drive and Flat Shoals Road at 2200 Flat Shoals Road, Atlanta. The property has approximately 354 feet of frontage on Flat Shoals Road and 480 feet on Keystone Drive and contains 2.03 acres.

RECOMMENDATIONS:

COMMUNITY COUNCIL: FULL CYCLE DEFERRAL.

PLANNING COMMISSION: APPROVAL WITH CONDITIONS.

PLANNING STAFF: APPROVAL WITH CONDITIONS.

STAFF ANALYSIS: Because the zoning proposal would increase the County's housing inventory it would be consistent with Housing Policy 9 of the 2035 Comprehensive Plan to ". . . provide a variety of housing opportunities and choices to better accommodate the needs of residents." Replacing the commercial component of the 2003 development with residences would help avert the potential spread of commercial uses between the commercial nodes at Flat Shoals and Fayetteville Road and at Flat Shoals and Gresham Road. Thus, the zoning proposal is consistent with policies that discourage commercial sprawl. As a medium-density residential development on an arterial street, at the southern edge of a single-family residential community, it is

consistent with the intent of the Suburban Character Area to “recognize those areas of the county that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility.” (page 77) If screened as recommended by Staff, the proposed development is not expected to adversely affect the existing use or usability of adjacent or nearby properties. In addition, to achieve a neighborly appearance that would contribute to a sense of neighborhood security and a perception of inclusiveness, Staff recommends that each unit have a walkway from a functioning door to the sidewalk that is proposed along Keystone Drive. There has been no indication that the proposed development would cause excessive burdens on the public infrastructure. Therefore, the Department of Planning and Sustainability recommends “Approval”.

PLANNING COMMISSION VOTE: Approval with Conditions, 7-1-1. V. Moore moved, L. Osler seconded for approval as recommended with conditions by Staff, with the following modifications to condition #2: add that Units 13-16 shall have walkways that lead from functioning doors to a sidewalk on Flat Shoals Road, and add that at least 30% of the side façades of Units 8 and 17 shall consist of doors, porches, balconies, or windows. T. Snipes opposed; G. McCoy abstained.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Full Cycle Deferral, 10-0-2. The Community Council recommended full cycle deferral to allow time for further discussion of unresolved issues. Residents of adjoining and nearby neighborhoods stated that they do not want street connectivity between the existing and the proposed new development; also, they want existing buffers and screening between existing and proposed development to be preserved and/or constructed and/or expanded. The CC Board raised questions about the architectural design of the proposed homes, the marketability of the proposed homes, impact of the new homes on the existing detention pond, visibility of the rear of the proposed homes from Flat Shoals Road and Keystone Drive.