



# DeKalb County Government

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

## Legislation Text

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File #: 2018-2445, Version: 1

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**Public Hearing:** YES  NO

**Department:** Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** 3 & 6

N9 Flatiron Partners Z-18-1235092

**PETITION NO:** Z-18-1235092

**PROPOSED USE:** 224 Apartment Units

**LOCATION:** 2537 Candler Road, Decatur, GA, 30032

**PARCEL NO.:** 15-137-02-001

**INFORMATION CONTACT:** Marian Eisenberg

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

**PURPOSE:**

To rezone property from C-1 (Local Commercial) District and MR-2 (Medium Density Residential-2) District to MR-2 (Medium Density Residential-2) District to develop 224 apartment units at a density of 17.36 units per acre within Tier 2 of the I-20 Overlay District. The property is located on the west side of Candler Road and the south side of Kelly Lake Road at 2537 Candler Road, Decatur, Georgia. The property has approximately 468 feet of frontage along Kelly Lake Road and contains 12.9 acres.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** Denial

**PLANNING COMMISSION:** Withdrawal Without Prejudice

**PLANNING STAFF:** Withdrawal Without Prejudice

**PLANNING STAFF ANALYSIS:** The proposed rezoning request to rezone property from C-1 (Local Commercial) District and MR-2 (Medium Density Residential-2) District to MR-2 (Medium Density Residential-2) District to develop 224 apartment units is compatible with other MR-2 zoned properties on Candler Road and developed with apartments in the area but may not be compatible with stable single-family detached residential development along Kelly Lake Road. However, the applicant has submitted a letter requesting withdrawal of the application. Therefore, it is the recommendation of the Planning and Sustainability Department that the application be **“Withdrawn Without Prejudice”**.

**PLANNING COMMISSION VOTE:** 8-0-0. V. Moore moved, J. Johnson seconded for withdrawal without prejudice due to the owner withdrawing their authorization.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** 9-1-0/Denial