Legislation Text

File #: 2022-1976, **Version:** 1

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

SUBJECT:
COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of Shalom Restorations, LLC to rezone property from R-75 (Residential Medium Lot-75) zoning district to RSM (Small Lot Residential Mix) zoning district to allow single-family detached homes, at 695 Jordan Lane.
PETITION NO: D5-2022-1976 Z-22-1245935

PROPOSED USE: Single-family, detached homes.

LOCATION: 695 Jordan Lane, Decatur, Georgia 30033

PARCEL NO. : 18-063-09-077

INFO. CONTACT: John Reid, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:
Application of Shalom Restorations, LLC to rezone property from R-75 (Residential Medium Lot-75) zoning district to RSM (Small Lot Residential Mix) zoning district to allow single-family detached homes. The property is located on the east side of Jordan Lane, the south side of Reverend DL Edwards Drive and Cemetery Drive, at 695 Jordan Lane in Decatur, Georgia. The property has approximately 155 feet of frontage along Jordan Lane, 105 feet of frontage along Reverend DL Edwards Drive, and 103 feet of frontage along Cemetery Drive and contains 0.67 acre.

RECOMMENDATION:
COMMUNITY COUNCIL: **(December 2022)** Deferral. **(October 2022)** Deferral. **(August 2022)** Full Cycle Deferral.

PLANNING COMMISSION: **(January 5, 2023)** Denial. **(November 1, 2022)** Full Cycle Deferral. **(September 1, 2022)** Denial.

PLANNING STAFF: Denial.

STAFF ANALYSIS: Since the November 17, 2022 Board of Commissioners meeting, the applicant has revised the site plan from three single-family, detached lots to eight single-family, detached cottages (see attached). The purpose and intent of the RSM district is to provide for the creation of residential neighborhoods that allow a mix of single-family, attached and detached housing options and to allow flexibility in design and

product on the interior of new development while protecting surrounding neighborhoods. Therefore, the focus of the RSM zoning district appears to be on larger properties that allow for adequate land area to create neighborhoods with a mix of housing types instead of piece-meal single-use projects on smaller infill properties. The proposed request for eight single-family detached cottage homes on a small infill lot is not consistent with these goals. Additionally, the proposed density of 12 units per acre (8 cottage units divided by .67 acres) exceeds the maximum density of 8 units per acre allowed in the RSM zoning district and the Suburban Character Area. There is no abutting RSM or higher intensity residential zoning district that necessitates a transitional zoning district on the subject property. While there are RSM zoned parcels nearby, they do not contribute significantly to the consideration of this application. Since the request is not consistent with the purpose and intent of RSM zoning and does not indicate compliance with RSM zoning requirements, the zoning request is not compatible with adjacent and nearby properties (Sec 7.4.6.B). Therefore, it appears that the proposed rezoning request is not consistent with the policies and strategies of the Suburban Character Area to protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns (Sec 7.4.6.A, Suburban Policy #1). Staff respectfully recommends "Denial".

PLANNING COMMISSION VOTE: (January 5, 2023) Denial 9-0-0. LaSonya Osler moved, Jana Johnson seconded for Denial, per Staff recommendation. **(November 1, 2022) Full Cycle Deferral 7-0-0.** LaSonya Osler moved, Jana Johnson seconded for a full cycle deferral to the January 2023 zoning agenda, per Staff recommendation. **(September 1, 2022) Denial 8-0-0.** Jana Johnson moved, LaSonya Osler seconded for denial, per Staff recommendation.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: **(Dec. 13, 2022) Deferral 9-0-0. (October 18, 2022)** Deferral 9-0-0. **(August 16, 2022)** Full Cycle Deferral 7-0-0.

powered by Legistar™