



DeKalb County Government

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

Legislation Text

File #: 2020-0319, Version: 1

Substitute

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 3 & 7

Application of Susan A. Moss to rezone property from R-75 (Residential Medium Lot-75) to RSM (Residential Small Lot Mix) for a conservation community of eight urban single-family detached units, two townhome units, and an accessory caretaker dwelling unit, at 3559 Sherrydale Lane.

PETITION NO: N7. Z-20-1243847 (2020-0319)

PROPOSED USE: Conservation Subdivision

LOCATION: 3559 Sherrydale Lane

PARCEL NO. : 15-197-01-001

INFO. CONTACT: Jahnee Prince

PHONE NUMBER: 404-371-2155

PURPOSE:

Rezone property located at 3559 Sherrydale Lane from R-75 (Residential Medium Lot-75) to RSM (Residential Small Lot Mix) for a conservation community of eight urban single-family detached units, two townhome units, and an accessory caretaker dwelling unit.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval with the developer hold one more meeting with the neighbors.

PLANNING COMMISSION: Approval with staff conditions.

STAFF RECOMMENDATION: Approval with Substitute Conditions dated 7-27-2020.

PLANNING STAFF ANALYSIS: The zoning proposal is consistent with housing policy No. 9 of the 2035 Comprehensive Plan to “. . . provide a variety of housing opportunities and choices to better accommodate the needs of residents.” It is consistent with the following natural resources policies: “Protect environmentally-sensitive areas including wetlands, floodplains, water supply watersheds, and stream corridors.” (No. 1) “Preserve trees and other natural resources to protect the environment and aesthetically enhance communities.” (No. 4) “Encourage the preservation of open space, farmland, and natural and critical environmental areas.” (No. 6) At 2.14 units per acre, the proposed density of the development is lower than the density allowed in the surrounding area, which, like the subject property, are zoned R-75 and could be redeveloped with minimum 10,000 square foot lots at densities of 4.356 units per acre. The comparatively low

density of the proposed development is suitable in the context of the use of adjoining and nearby properties. The zoning proposal is supported by a growing recognition that continued urbanization of the County heightens the need to restore to the County's natural resource inventory the large green spaces that are found on properties such as the subject property. The proposed development is not expected to overburden the public transportation, school, or utility infrastructure. Therefore, the Department of Planning and Sustainability recommends "Approval" with the substitute conditions dated July 27, 2020.