



DeKalb County Government

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

Legislation Text

File #: 2021-3158, Version: 1

Substitute

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 03; Super District 07

Application of James Cantrell for a Major Modification of the conditional site plan and other conditions of RSM (Residential Small Lot Mix) zoning approved pursuant to CZ-18-22025, for six single-family homes, at 3446 Midway Road.

PETITION NO: CZ-21-1245234 (2021-3158)

PROPOSED USE: Six single-family homes.

LOCATION: 3446 Midway Road, Decatur, Georgia 30032

PARCEL NO. : 15-218-13-061

INFO. CONTACT: John Reid, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of James Cantrell for a major modification of the conditional site plan and other conditions of RSM (Residential Small Lot Mix) zoning approved pursuant to CZ-18-22025, for six single-family homes. The property is located on the southwest corner of Midway Road and Beech Drive, at 3446 Midway Road, Decatur, Georgia. The property has approximately 211 feet of frontage on Midway Road and 210 feet of frontage on Beech Drive and contains 1.12 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: Full Cycle Deferral.

PLANNING STAFF: Approval with conditions (Revised 11/23/21).

STAFF ANALYSIS: : (Revised 11/23/21). The request is to modify the existing zoning conditions within the RSM zoning district that the Board of Commissioners approved in 2018 per CZ 18 2125 (see attached) to maintain the previously approved number of single-family, detached homes (six units), but to re-orient those units so that their front facades face Midway Road and Beech Road instead of constructing the units on a new internal private street. Since the November 18th Board of Commissioners hearing, the applicant has addressed the previous concerns of Staff as follows: *The plan has been revised to move the driveway locations along Midway Road further away from the Midway Road/Beech Drive intersection to provide for safer access and traffic flow along Midway Road (see revised plan dated 11/18/21); The plan has been revised to show more enhanced open space features including a*

pedestrian trail with benches and attractive landscaping; The applicant has addressed the impact criteria of Section 7.3.5 of the zoning ordinance relating to compatibility with surrounding uses and transportation impacts (see attached titled "Impact Analysis" by Contineo Group); and 4. The applicant has submitted written justification for the reason the modification request needs to be provided on the revised plan (see attached revised plan dated 11/18/21). Based on the submitted information and zoning conditions proposed by the Planning and Sustainability Department, it appears that the proposed modification request to maintain the previously approved number of residential units (6 homes) and re-orient the front facades of the homes to face Midway Road and Beech Road is a more neighborhood friendly design and is consistent and more compatible with the surrounding single-family subdivisions on adjacent and nearby properties (Sec 7.3.5.B). The modification request appears to be consistent with the policies and strategies of the 2021 Comprehensive Plan 5 year update to protect established neighborhoods (Suburban Character Area Residential Protection Policy No. 1) (Sec 7.3.5 A). Therefore, the Planning and Sustainability Department recommends "Approval" of the request with recommended conditions. These recommended conditions shall replace and supersede all previous zoning conditions approved under case CZ-18-22025 .

PLANNING COMMISSION VOTE: Full Cycle Deferral 8-0-0. Vivian Moore moved, Gwendolyn McCoy seconded for full cycle deferral, per staff recommendation to the Jan. 2022 zoning agenda.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 8-0-0.