



DeKalb County Government

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

Legislation Text

File #: 2017-0262, Version: 1

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

SUBJECT:

Commission District(s): 1 & 7

Land Use Amendment - LP-17-21187 - Cortland Partners

Deferred from 3/28/2017 BOC Zoning meeting for Decision Only

Information Contact: Cortland Partners c/o Kathryn M. Zickert

Phone Number: 404-815-3704

LOCATION: Approximately 1,199 feet east of the corner of Hollinswood Drive and Flowers Road South, at 3191 Flowers Road South, Atlanta.

PARCEL No.: 18-266-02-007, 18-265-03-049, 18-265-03-011

PURPOSE:

Bring the land use designation of multifamily residential parcels into consistency with the 2025 Comprehensive Plan Land Plan Map.

NEED/IMPACT:

Applicant is submitting this amendment application to comply with the Relationship between Comprehensive Plan Character Areas and Zoning Districts. (Article 1.2.3 of the Zoning Ordinance of DeKalb County; and corresponding Table 1.2: Character Areas and permitted zoning districts.)

FISCAL IMPACT:

There is no fiscal impact

RECOMMENDATION:

COMMUNITY COUNCIL: APPROVAL WITH CONDITIONS.

PLANNING COMMISSION: APPROVAL

PLANNING STAFF: APPROVAL

PLANNING COMMISSION MEETING: On March 7, the Planning Commission recommended "Approval" as recommended by Staff.

PLANNING STAFF ANALYSIS: The proposal is consistent with the following policy of the 2025 Comprehensive Plan: "Provide opportunities for the development of institutional uses within the County." (Institutional Character Area Policy No. 4) The property is already developed consistent with the policy and there are no stated plans for

redevelopment.

PLANNING COMMISSION VOTE: Approval w/Conditions 7-0-0. M.K. Woodworth moved, M. Butts seconded for approval as recommended and conditioned by Staff.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval, 5-0-0. Members voted unanimously to approve with two conditions: (1) Maximum density of 13 residential units per acre; and (2) Based on the existing site plan.