



# DeKalb County Government

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

## Legislation Details (With Text)

**File #:** 2018-2165    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Public Hearing  
**File created:** 5/29/2018    **In control:** Board of Commissioners  
**On agenda:** 8/28/2018    **Final action:**

**Title:** Commission District(s): 4 & 6  
Major Modification - Century Communities of GA - CZ-18-22314

**Indexes:**

**Attachments:** 1. 2018 08.28 Item 2018-2165.pdf, 2. Staff Report and Attachments, 3. Staff-Recommended Conditions, 4. Recommended Conditions (Planning Commission), 5. 2018 08.28 Item 2018-2165 Conditions.pdf

Date	Ver.	Action By	Action	Result
8/28/2018	1	Board of Commissioners		
7/24/2018	1	Board of Commissioners - Zoning Meeting	deferred 30 days	Pass
7/10/2018	1	Planning Commission	approval with modified conditions to read as follows: Substitute	Pass

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

**SUBJECT:**

**Commission District(s):** 4 & 6

Major Modification - Century Communities of GA - CZ-18-22314

**Petition No.:** CZ-18-22314

**Proposed Use:** Mixed townhome & single-family detached development.

**Location:** 3360 Mountain Drive

**Parcel No.:** 15-250-01-013, 050 through 062

**Information Contact:** Marian Eisenberg

**Phone Number:** 404-371-4922

**PURPOSE:**

A Major Modification of four conditions of CZ-15-19762, which conditionally rezoned property to MU-5 (Mixed Use - 5), to change the conditions regarding alleys, building materials, fencing, and building height. The property is located on the north side of Mountain Drive, approximately 302 feet west of Farrar Court, at 3360 Mountain Drive, Decatur. The property has approximately 769 feet of frontage on Mountain Drive and contains 30.5 acres.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** APPROVAL

**PLANNING COMMISSION:** APPROVAL WITH CONDITIONS

**STAFF RECOMMENDATION:** APPROVAL WITH CONDITIONS

**PLANNING STAFF ANALYSIS:** The requested modifications would not change the development to the extent that it would become inconsistent with the policies of the Comprehensive Plan. The modifications would not alter the impact of the development on adjacent or nearby residential properties. By preserving the bank of the stream that runs through the site, the modification that would eliminate the requirement for the alley behind the homes on the west side of the development site would help preserve water quality in the stream. The requested modifications would not change the number of residential units nor the amount of non-residential space, and would thus have no effect on demand placed on the public infrastructure or school system by the development. Therefore, the Department of Planning and Sustainability recommends “Approval of the requested modifications, with conditions”.

**PLANNING COMMISSION VOTE:** **Approval with Conditions as amended, 7-1-0.** The recommendation amends the applicant’s request for modification of conditions to specify townhome numbers in Conditions 1 and 3, to delete pre-case concrete from the list of allowed materials in Condition No. 4, and to retain the screening fence along the west property line.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** **Approval, 10-1-0.** The Community Council Board based their recommendation on agreement by the majority of members that the requested modifications are satisfactory.