



DeKalb County Government

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

Legislation Details (With Text)

File #: 2018-2445 **Version:** 1 **Name:**
Type: Ordinance **Status:** Preliminary Item
File created: 7/19/2018 **In control:** Board of Commissioners - Zoning Meeting
On agenda: 9/25/2018 **Final action:**
Title: COMMISSION DISTRICT(S): 3 & 6
N9 Flatiron Partners Z-18-1235092

Indexes:

Attachments: 1. N9 Flatiron Partners Z 18 1235092 Staff Report

Date	Ver.	Action By	Action	Result
9/25/2018	1	Board of Commissioners - Zoning Meeting		
9/6/2018	1	Planning Commission	withdraw without prejudice	Pass

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 3 & 6

N9 Flatiron Partners Z-18-1235092

PETITION NO: Z-18-1235092

PROPOSED USE: 224 Apartment Units

LOCATION: 2537 Candler Road, Decatur, GA, 30032

PARCEL NO.: 15-137-02-001

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

To rezone property from C-1 (Local Commercial) District and MR-2 (Medium Density Residential-2) District to MR-2 (Medium Density Residential-2) District to develop 224 apartment units at a density of 17.36 units per acre within Tier 2 of the I-20 Overlay District. The property is located on the west side of Candler Road and the south side of Kelly Lake Road at 2537 Candler Road, Decatur, Georgia. The property has approximately 468 feet of frontage along Kelly Lake Road and contains 12.9 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Denial

PLANNING COMMISSION: Withdrawal Without Prejudice

PLANNING STAFF: Withdrawal Without Prejudice

PLANNING STAFF ANALYSIS: The proposed rezoning request to rezone property from C-1 (Local Commercial) District and MR-2 (Medium Density Residential-2) District to MR-2 (Medium Density Residential-2) District to develop 224 apartment units is compatible with other MR-2 zoned properties on Candler Road and developed with apartments in the area but may not be compatible with stable single-family detached residential development along Kelly Lake Road. However, the applicant has submitted a letter requesting withdrawal of the application. Therefore, it is the recommendation of the Planning and Sustainability Department that the application be **“Withdrawn Without Prejudice”**.

PLANNING COMMISSION VOTE: 8-0-0. V. Moore moved, J. Johnson seconded for withdrawal without prejudice due to the owner withdrawing their authorization.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: 9-1-0/Denial