



# DeKalb County Government

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

## Legislation Details (With Text)

**File #:** 2018-2403    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Public Hearing  
**File created:** 7/13/2018    **In control:** Board of Commissioners  
**On agenda:** 10/9/2018    **Final action:** 10/9/2018

**Title:** COMMISSION DISTRICT(S): 3 & 7  
N7 Grandview Residential, LLC c/o Battle Law, LLC LP-18-1235089

### Indexes:

**Attachments:** 1. N7 LP-18-1235089 Grandview Residential LLC Case Analysis

Date	Ver.	Action By	Action	Result
10/9/2018	1	Board of Commissioners	approved	Pass
9/25/2018	1	Board of Commissioners - Zoning Meeting		
9/6/2018	1	Planning Commission	deferred for a full cycle	Pass

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

### SUBJECT:

**COMMISSION DISTRICT(S):** 3 & 7

N7 Grandview Residential, LLC c/o Battle Law, LLC LP-18-1235089

**PETITION NO:** LP-18-1235089

**PROPOSED USE:** Townhome Development

**LOCATION:** 1473 Columbia Drive

**PARCEL NO.:** 15 186 01 004

**INFORMATION CONTACT:** Marian Eisenberg

**PHONE NUMBER:** 404-371-4922

### PURPOSE:

Application of Grandview Residential, LLC c/o Michelle Battle, Esq. to request a Land Use Plan Map amendment from Suburban (SUB) to Town Center (TC) for the development of a 25-unit Townhome project.. The property is located on the west side of Columbia Drive, approximately 357 feet north of Santa Monica Drive at 1473 Columbia Drive, Decatur, Georgia. The property has approximately 191 feet of frontage on the west side of Columbia Drive and contains 2.36 acres.

### RECOMMENDATION:

**COMMUNITY COUNCIL:** DEFERRAL

**PLANNING COMMISSION: FULL CYCLE DEFERRAL**

**PLANNING STAFF: APPROVAL**

**PLANNING STAFF ANALYSIS:** The intent of the Town Center Character Area is to promote the concentration of residential and commercial structures, which serve many communities in order to reduce automobile travel, promote walkability and increased transit usage. The area consists of a focal point for several neighborhoods with a variety of activities such as general retail, commercial, professional office, higher-density housing, and appropriate public and open space uses that are easily accessible by pedestrians. This character area is similar to neighborhood center, but at a larger scale. The preferred density for areas of this type is up to 60 dwelling units per acre.

The subject property abuts an existing Town Center, is on a transit route, and is in walking distance to commercial uses. Therefore, staff's recommendation is 'Approval'.

**PLANNING COMMISSION VOTE: Full cycle deferral 6-2-0.** V. Moore moved, J. Johnson seconded for full cycle deferral. M. Butts & T. Snipes opposed.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: DEFERRAL/7-3-0**