



# DeKalb County Government

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

## Legislation Details (With Text)

**File #:** 2018-3061    **Version:** 2    **Name:**  
**Type:** Ordinance    **Status:** Public Hearing  
**File created:** 11/30/2018    **In control:** Board of Commissioners  
**On agenda:** 2/12/2019    **Final action:** 2/12/2019  
**Title:** COMMISSION DISTRICT(S): 3 & 6  
Application of Langford and Company Strategic Investments, LLC for a Major Modification of zoning conditions, approved pursuant to CZ-04068, to allow the property to be subdivided into two single-family lots in the R-60 (Residential Small Lot) District, at 2184 Cavanaugh Avenue.

### Indexes:

**Attachments:** 1. Staff Report and Attachments, 2. Staff-Recommendations Conditions 1-8-19, 3. Comments by Land Development, Transportation, 4. Staff-Recommendations Conditions 1-14-19, 5. 2019 02.12 Item 2018-3061 Substitute, 6. 2019 02.12 Item 2018-3061- Conditions & Site plan

Date	Ver.	Action By	Action	Result
2/12/2019	2	Board of Commissioners		
1/22/2019	2	Board of Commissioners - Zoning Meeting	deferred to the next meeting	Pass
1/8/2019	2	Planning Commission	approved with conditions per staff recommendation	Pass

**Public Hearing:** YES ☒ NO ☐

**Department:** Planning & Sustainability

### SUBJECT:

**COMMISSION DISTRICT(S):** 3 & 6

Application of Langford and Company Strategic Investments, LLC for a Major Modification of zoning conditions, approved pursuant to CZ-04068, to allow the property to be subdivided into two single-family lots in the R-60 (Residential Small Lot) District, at 2184 Cavanaugh Avenue.

**PETITION NO:** N2. CZ-19-1235306

**PROPOSED USE:** Two single-family lots.

**LOCATION:** 2184 Cavanaugh Avenue, Decatur

**PARCEL NO.:** 15-146-04-018

**INFO. CONTACT:** Marian Eisenberg

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

### PURPOSE:

Application of Langford and Company Strategic Investments, LLC for a Major Modification of zoning conditions approved pursuant to CZ-04068, to allow the property to be subdivided into two single-family lots. The property is located on the east side of Cavanaugh Avenue, approximately 200 feet north of Lochland Road, at 2184 Cavanaugh Avenue, Decatur. The property has approximately 257 feet of frontage on Cavanaugh

Avenue and contains 0.73 acre.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** APPROVAL.

**PLANNING COMMISSION:** APPROVAL WITH CONDITIONS.

**PLANNING STAFF:** APPROVAL WITH CONDITIONS.

**STAFF ANALYSIS:** The proposal to create two conforming single-family residential lots in a single-family residential neighborhood is consistent with the Traditional Neighborhood Character Area policy of the 2035 Comprehensive Plan to “Protect stable neighborhoods from incompatible development that could alter established residential development patterns and density.” (Traditional Neighborhood Character Area Policy No. 1) The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The proposed lot sizes are similar to those of adjoining and nearby R-75 lots and would be more than double the minimum R-60 lot size of 6,000 square feet. The proposal has the potential to benefit adjacent and nearby property by allowing the development of occupiable homes on Cavanaugh Avenue, thus contributing to the safety and vitality of the neighborhood. Finally, the relatively large lot sizes (compared to the minimum size required in an R-60 district) provide an opportunity to preserve trees and green space. Therefore, the Department of Planning and Sustainability recommends “Approval with conditions”.

**PLANNING COMMISSION VOTE:** Approval with Conditions, 8-0-0. V. Moore moved, J. Johnson seconded for approval with conditions as recommended by Staff.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** Approval, 6-2-1. The Community Council Board members asked about impact on the nearby creek and were satisfied with the applicant’s response, which referred to the need to comply with State and County water quality standards.