



# DeKalb County Government

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

## Legislation Details (With Text)

**File #:** 2019-3531    **Version:** 2    **Name:**  
**Type:** Ordinance    **Status:** Public Hearing  
**File created:** 3/28/2019    **In control:** Board of Commissioners  
**On agenda:** 6/11/2019    **Final action:** 6/11/2019  
**Title:** COMMISSION DISTRICT(S): 3 & 6  
Application of J Alexander Brock to rezone property from R-75 (Residential Medium Lot) District to MR-1 (Medium Density Residential-1) District to allow the construction of 13 thirteen single-family attached townhomes, at 1936 Glenwood Avenue.

### Indexes:

**Attachments:** 1. N5 Z-19-1243161 Recommended Cond, 2. Staff Report N5 Z 19 1243161, 3. Revised Cond 2019 05.28 Item 2019-3531 Zoning, 4. 2019 05.28 Item 2019-3531- Substitute

Date	Ver.	Action By	Action	Result
6/11/2019	2	Board of Commissioners		
6/11/2019	2	Board of Commissioners		
6/11/2019	2	Board of Commissioners		
5/28/2019	2	Board of Commissioners - Zoning Meeting	deferred substitute	Pass
5/7/2019	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 J Alexander Brock to rezone property from R-75 (Residential Medium Lot) District to MR-1 (Medium Density Residential-1) District to allow the construction of 13 thirteen single-family attached townhomes, at 1936 Glenwood Avenue.**

**PETITION NO:** N5. Z-19-1243161

**PROPOSED USE:** 13 Single-Family Attached Townhomes

**LOCATION:** 1936 Glenwood Avenue

**PARCEL NO.:** 15-179-03-047

**INFO. CONTACT:** Marian Eisenberg

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

### PURPOSE:

Application of J Alexander Brock to rezone property from R-75 (Residential Medium Lot) District to MR-1 (Medium Density Residential-1) District to allow the construction of 13 thirteen single-family attached townhomes. The property is located on the north side of Glenwood Avenue, approximately 246 feet west of Terry Mill Road, at 1936 Glenwood Avenue. The property has approximately 165 feet of frontage along

Glenwood Avenue and contains 8.7 acres.

**RECOMMENDATION:**

**COMMUNITY COUNCIL: APPROVAL**

**PLANNING COMMISSION: APPROVAL CONDITIONAL**

**PLANNING STAFF: APPROVAL with CONDITIONS**

**STAFF ANALYSIS:** The proposed rezoning request from R-75 (Medium Lot Residential) District to MR-1 (Medium-Density Residential - 1) District is compatible with approved MR-1 zoning south of the subject site. The request for single-family attached residences is consistent with the Traditional Neighborhood designation in the 2035 Comprehensive Plan and the following policies: Protect and enhance the integrity and quality of existing residential neighborhoods; Create pedestrian scale communities that focus on the relationship between the street, buildings, streetscaping and people; and improve street character with consistent signage, lighting, landscaping and other design features. Therefore, it is the recommendation of the Planning and Sustainability Department that the application be, “Approved, subject to Staff’s attached recommended conditions”.

**PLANNING COMMISSION VOTE: Approval with Conditions 7-2-0.** J. West moved, V. Moore seconded for approval as recommended and conditioned by Staff. T. Snipes and J. Johnson opposed.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** Approval 10-0-0.