



DeKalb County Government

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

Legislation Details (With Text)

File #: 2019-4079 **Version:** 1 **Name:**
Type: Ordinance **Status:** Preliminary Item
File created: 7/24/2019 **In control:** Board of Commissioners - Zoning Meeting
On agenda: 9/24/2019 **Final action:**
Title: COMMISSION DISTRICT(S): 3 & 6
Application of Natasha Taylor to rezone property from R-75 (Residential Medium Lot-75) District to RSM (Residential Small Lot Mix) District to construct a two-family residence ("duplex"), at 316 Wilkinson Drive.

Indexes:

Attachments: 1. N12 Natesha Tayler Z-19-1243389

Date	Ver.	Action By	Action	Result
9/24/2019	1	Board of Commissioners - Zoning Meeting	denied	Pass
9/10/2019	1	Planning Commission	Full cycle deferral	Pass

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 3 & 6

Application of Natasha Taylor to rezone property from R-75 (Residential Medium Lot-75) District to RSM (Residential Small Lot Mix) District to construct a two-family residence ("duplex"), at 316 Wilkinson Drive.

PETITION NO: N12. Z-19-1243389

PROPOSED USE: Two-family residence ("duplex").

LOCATION: 316 Wilkinson Drive, Atlanta 30317

PARCEL NO. : 15-179-08-005

INFO. CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Application of Natasha Taylor to rezone property from R-75 (Residential Medium Lot-75) District to RSM (Residential Small Lot Mix) District to construct a two-family residence ("duplex"). The property is located on the east side of Wilkinson Drive, approximately 865 feet south of Memorial Drive, at 316 Wilkinson Drive, Atlanta. The property has approximately 80 feet of frontage along Wilkinson Drive and contains 0.36 acre.

RECOMMENDATION:

COMMUNITY COUNCIL: APPROVAL

PLANNING COMMISSION: FULL CYCLE DEFERRAL

PLANNING STAFF: DENIAL

PLANNING STAFF ANALYSIS: Per the DeKalb County Zoning Ordinance, the purpose of the R-75 is to provide protections for existing development and to implement the future development map of the county's most current comprehensive plan. The current R-75 district prohibits attached single family structures. This request is inconsistent with the surrounding R-75 zoning which and would result in spot zoning. Per the future land use map, this site is designated as part of the Traditional Neighborhood Character Area. The Comprehensive Plan states that the intent for Traditional Neighborhood Character Areas is to “preserve the style and appeal of older traditional neighborhood communities.” The existing character of the Parkview Subdivision consist of only single family detached homes on each platted lot. The proposal of two attached single-family development on the subject lot would be inconsistent with the character of the subdivision. Therefore, for the reasons stated above, the Department of Planning and Sustainability recommends “Denial”.

PLANNING COMMISSION VOTE: Full Cycle Deferral 5-3-0. V. Moore moved, J. Johnson seconded for a Full Cycle Deferral. G. McCoy, L. Osler and T. Snipes opposed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 5-2-3. Community Council recommended Approval of this application.