



DeKalb County Government

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

Legislation Details (With Text)

File #: 2019-4072 **Version:** 1 **Name:**
Type: Ordinance **Status:** Public Hearing
File created: 7/24/2019 **In control:** Board of Commissioners
On agenda: 11/12/2019 **Final action:**
Title: COMMISSION DISTRICT(S): 3 & 6
Application of Loren Wimpfheimer to rezone from R-75 (Residential Medium Lot) District to RSM (Small Lot Residential Mix) District for 64 single family attached townhomes, at 1639 Eastland Road.

Indexes:

Attachments: 1. 2019 10.22 Item 2019-4072, 2. N5 Staff Report Z 19 1243381, 3. Z-19-1243381 Conditions, 4. REVISED Conditions 2019 11.12 Item 2019-4072

Date	Ver.	Action By	Action	Result
11/12/2019	1	Board of Commissioners	approved	Pass
10/22/2019	1	Board of Commissioners		
9/24/2019	1	Board of Commissioners - Zoning Meeting	deferred 30 days	Pass
9/10/2019	1	Planning Commission	approved with conditions per staff recommendation	Pass

Substitute

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

SUBJECT:

COMMISSION DISTRICT(S): 3 & 6

Application of Loren Wimpfheimer to rezone from R-75 (Residential Medium Lot) District to RSM (Small Lot Residential Mix) District for 64 single family attached townhomes, at 1639 Eastland Road.

PETITION NO: N5. Z-19-1243381

PROPOSED USE: Sixty-four single family attached townhomes.

LOCATION: 1639 Eastland Road, Atlanta 30316

PARCEL NO. : 15-143-19-011

INFO. CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Application of Loren Wimpfheimer to rezone property from R-75 (Residential Medium Lot) District to RSM (Small Lot Residential Mix) District for sixty-four single family attached townhomes at a proposed density of 7.2 units per acre. The property is located on southwest corner of Eastland Road and Lake Drive. The property has 372 feet of frontage along Eastland Road and 986 feet of frontage along Lake Drive and contains 8.9 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: DEFERRAL

PLANNING COMMISSION: APPROVAL WITH CONDITIONS

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

PLANNING STAFF ANALYSIS: The proposed request to rezone property from R-75 (Residential Medium Lot) District to RSM (Small Lot Residential Mix) District to construct sixty-four single family attached townhomes at a proposed density of 7.2 units per acre is compatible with the surrounding and adjacent properties. The proposed rezoning request to allow for the development of sixty-four single family attached townhomes is compatible with the Traditional Neighborhood (TN) Character Area in the 2035 Comprehensive Land Use Plan and the following policies: density increases, infill development and residential protection. The applicant will need to provide the requested flood plain study to determine the new stream buffers and flood zone in the wetlands on the subject property during the Land Disturbance Permit (LDP) process. Therefore, it is the recommendation of the Planning and Sustainability Department the requested rezoning from R-75 (Residential Medium Lot) District to RSM (Small Lot Residential Mix) District be, “APPROVED with conditions.

PLANNING COMMISSION VOTE: Approval with Staff’s conditions 8-1-0. V. Moore moved, J. West seconded for approval with Staff’s conditions. T. Snipes opposed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Council recommended full cycle deferral to allow time for the applicant to work with neighbors on the architectural design of the development.