



DeKalb County Government

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

Legislation Details (With Text)

File #: 2019-4069 **Version:** 1 **Name:**
Type: Ordinance **Status:** Preliminary Item
File created: 7/24/2019 **In control:** Board of Commissioners - Zoning Meeting
On agenda: 11/19/2019 **Final action:** 11/19/2019
Title: COMMISSION DISTRICT(S): 2 & 6
Application of Elegant Homes, LLC to rezone property from R-85 (Residential Medium Lot-85) to RSM (Residential Small Lot Mix) to allow development of a 16-unit mixed residential development, at 1051, 1047 & 1043 Briarcliff Road.

Indexes:

Attachments: 1. Z 19 1243376 9-27-19 BOC Staff report, 2. Z 19 1243376 Staff Report 11-5-19, 11-19-19

Date	Ver.	Action By	Action	Result
11/19/2019	1	Board of Commissioners - Zoning Meeting	withdrawn without prejudice	Pass
11/5/2019	1	Planning Commission	withdrawal per the applicant's request	Pass
9/24/2019	1	Board of Commissioners - Zoning Meeting	deferred for a full cycle	Pass
9/10/2019	1	Planning Commission	Full cycle deferral per staff recommendation	Pass

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 2 & 6

Application of Elegant Homes, LLC to rezone property from R-85 (Residential Medium Lot-85) to RSM (Residential Small Lot Mix) to allow development of a 16-unit mixed residential development, at 1051, 1047 & 1043 Briarcliff Road.

PETITION NO: D1. Z-19-1243376

PROPOSED USE: Three-family and single-family residential development.

LOCATION: 1051, 1047, & 1043 Briarcliff Road, Atlanta

PARCEL NOS.: 18-001-05-021, -022, & -023

INFO. CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Application Z-19-1243376 of Elegant Homes, LLC to rezone property within the Druid Hills Historic District from R-85 (Residential Medium Lot-85) to RSM (Residential Small Lot Mix) to allow development of a 16-unit mixed residential development consisting of urban single-family detached and three-family homes at a density of 5.3 units per acre. The property is located on the east side of Briarcliff Road, approximately 311 feet south of The By Way, at 1051, 1047, & 1043 Briarcliff Road, Atlanta. The property has approximately 240 feet

of frontage along the east side of Briarcliff Road and contains 3.02 acres.

RECOMMENDATIONS:

COMMUNITY COUNCIL: (10/15/19) FULL CYCLE DEFERRAL. (8/13/19) DENIAL.

PLANNING COMMISSION: (11/5/19) WITHDRAWAL WITHOUT PREJUDICE. (9/10/19) FULL CYCLE DEFERRAL.

PLANNING STAFF: (11/5/19) WITHDRAWAL WITHOUT PREJUDICE. (9/10/19) FULL CYCLE DEFERRAL.

STAFF ANALYSIS: On November 5, 2019, the applicant requested “Withdrawal Without Prejudice” Staff concurs with this request. Therefore, the Department of Planning & Sustainability recommends, “Withdrawal Without Prejudice”.

PLANNING COMMISSION VOTE: (11/5/19) Withdrawal Without Prejudice, 7-0-0. A. Atkins moved and J. Johnson seconded for withdrawal without prejudice as per the applicant's request. **(9/10/19) Full Cycle Deferral, 9-0-0.** A. Atkins moved , E. Patton seconded for a full cycle deferral, as per the staff recommendation.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (10/15/19) Full Cycle Deferral, 4-1-1. The Community Council recommended full cycle deferral because they wanted feedback from the HPC before making a final vote. **(8/13/19) Denial, 6-0-0.** The Community Council thought that the proposal is not compatible with the surrounding area and the Druid Hills Historic District.