



DeKalb County Government

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

Legislation Details (With Text)

File #: 2019-4349 **Version:** 1 **Name:**
Type: Ordinance **Status:** Preliminary Item
File created: 9/24/2019 **In control:** Board of Commissioners - Zoning Meeting
On agenda: 11/21/2019 **Final action:**
Title: COMMISSION DISTRICT(S): 5 & 7
Application of Ken Wood to rezone properties from C-1 (Local Commercial) District to RSM (Small Lot Residential Mix) District to develop seventy-two single family attached townhomes at a proposed density of 7.97 units per acre, at 6540 & 6556 Covington Highway; 2314 & 2338 Wellborn Road.

Indexes:

Attachments: 1. Recommended Conditions Z 19 1243508, 2. N5 Ken Wood Z 19 1243508

Date	Ver.	Action By	Action	Result
11/21/2019	1	Board of Commissioners - Zoning Meeting		
11/7/2019	1	Planning Commission	approved with conditions per staff recommendation	Pass

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 5 & 7

Application of Ken Wood to rezone properties from C-1 (Local Commercial) District to RSM (Small Lot Residential Mix) District to develop seventy-two single family attached townhomes at a proposed density of 7.97 units per acre, at 6540 & 6556 Covington Highway; 2314 & 2338 Wellborn Road.

PETITION NO: N5. Z-19-1243508

PROPOSED USE: Single family attached townhomes

LOCATION: 6540 and 6556 Covington Highway; 2314 and 2338 Wellborn Road

PARCEL NO. : 16-071-02-105, 16-071-05-006, 16-072-01-001, 16-072-01-002

INFO. CONTACT: Marian Eisenberg

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PURPOSE:

Application of Ken Wood to rezone properties from C-1 (Local Commercial) District to RSM (Small Lot Residential Mix) District to develop seventy-two single family attached townhomes at a proposed density of 7.97 units per acre. The property has 440 of frontage along Covington Highway, 590 feet of frontage along Wellborn Road and 575 feet of frontage along DeKalb Medical Parkway. All four properties contain a total of 9.03 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: APPROVAL

PLANNING COMMISSION: APPROVAL with ADDED CONDITIONS

PLANNING STAFF: APPROVAL with CONDITIONS

STAFF ANALYSIS: The proposed request to rezone properties at 6540 Covington Highway, 6556 Covington Highway, 2338 Wellborn Road and 2314 Wellborn Road from C-1 (Local Commercial) District and RSM (Residential Small Lot) District to RSM (Residential Small Lot) District to allow for the development of 72 single family attached townhomes at a proposed density of 7.94 units per acre is compatible with the surrounding and adjacent properties and complies with the RSM district standards. The request to allow for the development of 72 single family attached townhomes is compatible with the Commercial Redevelopment Corridor (CRC) Character Area and the Suburban (SUB) Character Area in the 2035 Comprehensive Land Use Plan and the following policies: density increases, infill development and residential protection. Therefore, it is the recommendation of Planning and Sustainability Department that the rezoning from R C-1 (Local Commercial) District to RSM (Small Lot Residential Mix) District be “Approved with Staff’s recommended conditions”.

PLANNING COMMISSION VOTE: APPROVAL 5-3-0. G. McCoy moved, A. Atkins seconded for approval with Staff's conditions, with two (2) added conditions: 1) Establish an HOA; and 2) There shall be a 35% rental cap.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 8-0-1.