



DeKalb County Government

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

Legislation Details (With Text)

File #: 2019-4714 **Version:** 2 **Name:**
Type: Ordinance **Status:** Public Hearing
File created: 11/25/2019 **In control:** Board of Commissioners
On agenda: 2/25/2020 **Final action:**
Title: COMMISSION DISTRICT(S): 5 & 7
Application of DR Horton c/o Battle Law, P.C. to rezone property from R-100 (Residential Medium Lot) District, C-1 (Local Commercial) District and RSM (Small Lot Residential Mix) District to RSM (Small Lot Residential Mix) District to develop 324 fee-simple townhomes at a density of 7.81 units per acre within the Greater Hidden Hills Overlay District, at 5702 & 5758 Covington Hwy, 5810 Covington Hwy, and 2650 Young Road.

Indexes:

Attachments: 1. Recommended Conditions Z 20 1243620, 2. N12 Z 20 1243620 Staff Report

Date	Ver.	Action By	Action	Result
2/25/2020	2	Board of Commissioners	approved	Pass
1/28/2020	2	Board of Commissioners - Zoning Meeting	deferred for 30 days	Pass
1/7/2020	2	Planning Commission	deferred for a full cycle	Pass

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

SUBJECT:

COMMISSION DISTRICT(S): 5 & 7

Application of DR Horton c/o Battle Law, P.C. to rezone property from R-100 (Residential Medium Lot) District, C-1 (Local Commercial) District and RSM (Small Lot Residential Mix) District to RSM (Small Lot Residential Mix) District to develop 324 fee-simple townhomes at a density of 7.81 units per acre within the Greater Hidden Hills Overlay District, at 5702 & 5758 Covington Hwy, 5810 Covington Hwy, and 2650 Young Road.

PETITION NO: N12. Z-20-1243620 (2019-4714)

PROPOSED USE: 324 Fee-Simple Attached Townhomes

LOCATION: 5702 and 5758 Covington Highway; 5810 Covington Highway; 2650 Young Road,

PARCEL NO. : 16-026-02-001; 16-026-02-002; 16-026-02-018; 16-027-02-014

INFO. CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Application of DR Horton c/o Battle Law, P.C. to rezone property from R-100 (Residential Medium Lot) District, C-1 (Local Commercial) District and RSM (Small Lot Residential Mix) District to RSM (Small Lot Residential Mix) District to develop 324 fee-simple townhomes at a density of 7.81 units per acre within the

Greater Hidden Hills Overlay District. The property is located on the north side of Covington Highway, at 5702 and 5758 Covington Highway, Stone Mountain, GA; and 5810 Covington Highway, Decatur, GA; and the east side of Young Road at 2650 Young Road, Stone Mountain, GA. The property has approximately 1,104 feet of frontage along the north side of Covington Highway and approximately 518 feet of frontage along the east side of Young Road and contains 42.1 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval with Conditions.

PLANNING COMMISSION: Full Cycle Deferral.

PLANNING STAFF: Deferral for 30 days.

STAFF ANALYSIS: The proposed rezoning request to the RSM (Residential Small Lot) District to allow for the development of 324 single family attached townhomes at a density of 7.81 units per acre is compatible with the surrounding and adjacent properties and complies with the RSM district standards. The request 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 plan policies: to promote the redevelopment of declining commercial corridors and to improve the function and aesthetic appeal of more stable commercial corridors and encouraging new development to have increased connectivity and accessibility. The proposed development should be approved with the following recommended conditions. However, the applicant has requested a Deferral for 30 days.

PLANNING COMMISSION VOTE: Full Cycle Deferral 7-2-0. G. McCoy moved, A. Atkins seconded for a Full Cycle Deferral to allow time to review the traffic study. The motion passed 7-2-0. T. Snipes and L. Osler opposed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 8-0-1. Less than 30% of units allowed for rental units to be spread out throughout the development and pedestrian access to Covington Highway shall be provided to north end of development.