



# DeKalb County Government

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

## Legislation Details (With Text)

**File #:** 2020-0087      **Version:** 1      **Name:**  
**Type:** Ordinance      **Status:** Preliminary Item  
**File created:** 1/13/2020      **In control:** Board of Commissioners - Zoning Meeting  
**On agenda:** 5/28/2020      **Final action:**  
**Title:** COMMISSION DISTRICT(S): 4 & 6  
Application of Core Development Group, LLC c/o Battle Law, P.C. to rezone property from R-75 (Residential Medium Lot - 75) to RSM (Residential Small Lot Mix) to develop a 70-unit luxury townhome community, at 879 & 894 Porter Road.

### Indexes:

**Attachments:** 1. Recommended Conditions Z-20-1243755 (Revised)...., 2. N6 Core Development Group Z 20 1243755 5-28-2020 BOC Staff Report

Date	Ver.	Action By	Action	Result
5/28/2020	1	Board of Commissioners - Zoning Meeting	approved with conditions	Pass
3/3/2020	1	Planning Commission	approved with conditions per staff recommendation	Pass

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

### SUBJECT:

**COMMISSION DISTRICT(S): 4 & 6**

**Application of Core Development Group, LLC c/o Battle Law, P.C. to rezone property from R-75 (Residential Medium Lot - 75) to RSM (Residential Small Lot Mix) to develop a 70-unit luxury townhome community, at 879 & 894 Porter Road.**

**PETITION NO: N6. Z-20-1243755 (2020-0087)**

**PROPOSED USE:** Proposed 70-unit townhome community at a density of six units per acre.

**LOCATION:** 879 & 895 Porter Road

**PARCEL NO. :** 15-229-04-022 & 15-229-04-061

**INFO. CONTACT:** Jeremy McNeil

**PHONE NUMBER:** 404-371-2155

### PURPOSE:

Application of Core Development Group, LLC c/o Battle Law, P.C. to rezone property from R-75 (Residential Medium Lot - 75) to RSM (Residential Small Lot Mix) to develop a 70-unit luxury townhome community at a density of 6 units per acre. The property is located on the west side of Porter Road, approximately 155 feet south of Kensington Road, at 879 and 895 Porter Road, Decatur, GA. The property has 520 feet of frontage along Porter Road and contains 12 acres.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** Approval

**PLANNING COMMISSION:** Approval with Conditions.

**PLANNING STAFF:** Approval with Conditions.

**STAFF ANALYSIS:** The applicant is requesting to rezone the both properties from R-75 (Residential Medium Lot -75) District to RSM (Small Lot Residential Mix) District as well as combine both properties to allow for the development of a 70-unit luxury townhome community at a density of six units per acre. Per section 27-2.12.1(A)(B) of the DeKalb County Zoning ordinance, the intent of the RSM (Residential Small Lot Mix) zoning district is to provide for the creation of residential neighborhoods that allow a mix of single-family attached and detached housing options, and to provide flexibility in design and product on the interior of new development while protecting surrounding neighborhoods. The proposed RSM zoning district is compatible with adjacent and surrounding uses of the subject properties. Therefore, it is the recommendation of Planning and Sustainability Department that the rezoning from R-75 (Residential Medium Lot) District to RSM (Small Lot Residential Mix) District be “Approved, with the Staff’s recommended conditions”.

**PLANNING COMMISSION VOTE: Approval with Conditions 7-0-1.** L. Osler moved, P. Womack, Jr. seconded for Approval with Staff’s conditions. V. Moore abstained.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 8-0-0**