



# DeKalb County Government

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

## Legislation Details (With Text)

**File #:** 2020-0609    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Public Hearing  
**File created:** 6/2/2020    **In control:** Board of Commissioners  
**On agenda:** 8/25/2020    **Final action:** 8/25/2020  
**Title:** COMMISSION DISTRICT(S): 3 & 7  
Application of Stark Haus to rezone property from R-75 (Single-Family Residential) District to RSM (Small Lot Residential Mix) District to allow six urban single-family detached homes at 2043 Columbia Drive.

### Indexes:

**Attachments:** 1. Z 20 1243977 Staff Report, 2. Z 20 1243977 Recommended Conditions, 3. 2020 08.25 Item 2020-0609 Approved Conditions

| Date      | Ver. | Action By                               | Action                   | Result |
|-----------|------|---|--------------------------|--------|
| 8/25/2020 | 1    | Board of Commissioners                  | tabled                   | Pass   |
| 8/25/2020 | 1    | Board of Commissioners                  | taken off table          | Pass   |
| 8/25/2020 | 1    | Board of Commissioners                  | approved with conditions | Pass   |
| 7/30/2020 | 1    | Board of Commissioners - Zoning Meeting | deferred for 30 days     | Pass   |
| 7/7/2020  | 1    | Planning Commission                     |                          |        |

**Public Hearing:** YES ☒ NO ☐

**Department:** Planning & Sustainability

### SUBJECT:

**COMMISSION DISTRICT(S): 3 & 7**

**Application of Stark Haus to rezone property from R-75 (Single-Family Residential) District to RSM (Small Lot Residential Mix) District to allow six urban single-family detached homes at 2043 Columbia Drive.**

**PETITION NO: N12. Z-20-1243977 2020-0609**

**PROPOSED USE:** Six urban single-family detached homes

**LOCATION:** 2043 Columbia Drive, Decatur, Georgia

**PARCEL NO. :** 15-154-12-003

**INFO. CONTACT:** Melora Furman, AICP

**PHONE NUMBER:** (470) 542-3022

### PURPOSE:

Application of Stark Haus to rezone property from R-75 (Single-Family Residential) District to RSM (Small Lot Residential Mix) District to allow six urban single-family detached homes. The property is located on the west side of Columbia Drive, opposite Hyland Drive, 2043 Columbia Drive, Decatur, Georgia. The property has approximately 132 feet of frontage along Columbia Drive and contains 0.7 acre.

**RECOMMENDATIONS:**

**COMMUNITY COUNCIL:** Denial.

**PLANNING COMMISSION:** Full cycle deferral.

**PLANNING STAFF:** Approval with conditions.

**STAFF ANALYSIS:** The zoning proposal is consistent with the following policies and strategies of the 2025 Comprehensive Plan: “Enhance the County’s existing supply of housing.” (HP3) and “Ensure that new development and redevelopment is compatible with existing residential areas.” (LUP6) Construction of the proposed development would replace an overgrown, blighted property with a development that would add to the vitality of the surrounding neighborhood and provide housing for people who prefer to live in the urban single-family detached housing type. The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties, and under the current zoning there appears to be little incentive for construction of one single-family house on this lot that is surrounded on three sides by multifamily residential development. Therefore, the Department of Planning and Sustainability recommends “Approval, with Staff’s recommended conditions”.

**PLANNING COMMISSION VOTE: Full cycle deferral, 8-0-0.** V. Moore moved and J. West seconded for full cycle deferral to allow for more dialogue between the applicant and the neighbors.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: Denial 6-1-1.** Community Council Board members commented that the proposal is inconsistent with the character of the surrounding community.