



# DeKalb County Government

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

## Legislation Details (With Text)

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**File #:** 2020-0607      **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:**  
**Title:** COMMISSION DISTRICT(S): 3 & 6  
Application of Stark Haus to rezone property from R-75 (Single-Family Residential-75) to MR-2 (Medium Density Residential-2) to allow four single-family attached townhomes, at 2017 Memorial Drive.

**Indexes:**

**Attachments:** 1. Z 20 1243968 Recommended Conditions (003), 2. Stark Haus Z 20 1243968 Revised Staff Report, 3. Applicant Presentation

Date	Ver.	Action By	Action	Result
8/25/2020	1	Board of Commissioners	withdrawn	Pass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 & 6**

**Application of Stark Haus to rezone property from R-75 (Single-Family Residential-75) to MR-2 (Medium Density Residential-2) to allow four single-family attached townhomes, at 2017 Memorial Drive.**

**PETITION NO: N10. Z-20-1243968 2020-0607**

**PROPOSED USE:** Four single-family attached townhomes

**LOCATION:** 2017 Memorial Drive, Atlanta, Georgia

**PARCEL NO.:** 15-179-11-025

**INFO. CONTACT:** Melora Furman, Senior Planner

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

**PURPOSE:**

Application of Stark Haus to rezone property from R-75 (Single-Family Residential-75) to MR-2 (Medium Density Residential-2) to allow four single-family attached townhomes. The property is located on the south side of Memorial Drive, approximately 340 feet east of South Howard Street at 2017 Memorial Drive in Atlanta, Georgia. The property has approximately 69 feet of frontage along Memorial Drive and contains 0.2 acre.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** Approval with conditions.

**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), “Ensure that new development and redevelopment is compatible with existing residential areas.” (LUP6) and “Cluster high density development at nodes and along major corridors outside of established residential areas.” (LUP6) The proposed development is compatible in architectural style and housing type with the townhome development located on the adjoining MR property to the east and with other townhome developments that are being developed on Memorial Drive on properties to the west, both in unincorporated DeKalb County and in The City of Atlanta. Its density is appropriate for a property with frontage on Memorial Drive, a major thoroughfare that provides a route to distant destinations and connects with other major roadways in the county. The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties. Therefore, the Department of Planning and Sustainability recommends “Approval, with Staff’s recommended conditions”.

**PLANNING COMMISSION VOTE: Full Cycle Deferral, 7-1-0.** J. West moved, J. Johnson seconded for a Full Cycle Deferral to allow the Planning Commission to hear the outcome of the community meeting. T. Snipes opposed.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval with Conditions 5-3-0.** Approval with the condition that the applicant hold a community meeting before the July 30 BOC hearing. A CC-3 Board member commented that the proposal is inconsistent with the surrounding area. Board members discussed the Planning Division's waiver in late April of the requirement for a pre-application community meeting due to the Covaid-19 pandemic.