



# DeKalb County Government

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

## Legislation Details (With Text)

**File #:** 2020-0602      **Version:** 1      **Name:**  
**Type:** Ordinance      **Status:** Preliminary Item  
**File created:** 6/2/2020      **In control:** Board of Commissioners - Zoning Meeting  
**On agenda:** 9/24/2020      **Final action:**  
**Title:** COMMISSION DISTRICT(S): 4 & 7  
Application of Parkland Communities Inc. c/o Battle Law P.C. to rezone properties from R-100 (Single-Family Residential) District to RSM (Small Lot Residential Mix) District to allow the development of 140 single-family detached residences at a density of 3.42 units per acre, at the southeast intersection of Alford Road & Stephenson Road.

### Indexes:

**Attachments:** 1. D3 Recommended Conditions Z 20 1243958, 2. BOC Staff Report D3 Z 20 1243958 Alford Road

Date	Ver.	Action By	Action	Result
9/24/2020	1	Board of Commissioners - Zoning Meeting	approved per staff's conditions	Pass
9/1/2020	1	Planning Commission	No recommendation	
7/30/2020	1	Board of Commissioners - Zoning Meeting	deferred for a full cycle	Pass
7/7/2020	1	Planning Commission		

**Public Hearing:** YES ☒ NO ☐

**Department:** Planning & Sustainability

### SUBJECT:

**COMMISSION DISTRICT(S): 4 & 7**

**Application of Parkland Communities Inc. c/o Battle Law P.C. to rezone properties from R-100 (Single-Family Residential) District to RSM (Small Lot Residential Mix) District to allow the development of 140 single-family detached residences at a density of 3.42 units per acre, at the southeast intersection of Alford Road & Stephenson Road.**

**PETITION NO: D3. Z-20-1243958 2020-0602**

**PROPOSED USE:** Single-family detached residences - 140 Units

**LOCATION:** 800, 810, and 820 Alford Road and 917 Stephenson Road in Stone Mountain, Georgia.

**PARCEL NO. :** 16-128-02-001,16-128-02-003,16-128-02-011,16-129-02-009

**INFO. CONTACT:** Karen Hill, Sr. Planner

**PHONE NUMBER:** 404-371-2155 X4

### PURPOSE:

Application of Parkland Communities Inc. c/o Battle Law P.C. to rezone properties from R-100 (Single-Family Residential) District to RSM (Small Lot Residential Mix) District to allow the development of 140 single-family detached residences at a density of 3.42 units per acre. The property is located on the southeast corner

of Stephenson Road and Alford Road at 800, 810, and 820 Alford Road and 917 Stephenson Road in Stone Mountain, Georgia. The property has approximately 1,373 feet of frontage along Stephenson Road and 1,770 feet of frontage along Alford Road and contains 40.9 acres.

**RECOMMENDATION:**

**COMMUNITY COUNCIL: (8/18/2020) Denial & (6/16/2020) Full Cycle Deferral.**

**PLANNING COMMISSION: (9/1/20) No Recommendation. (7/7/2020) Full Cycle Deferral.**

**PLANNING STAFF: Approval with Conditions.**

**STAFF ANALYSIS:** The revised request to rezone property from R-100 (Residential Medium Lot-100) District to RSM (Small Lot Residential Mix) District to construct 140 units consisting of single-family detached residences at a proposed density of 3.42 units per acre is compatible and consistent with the surrounding and adjacent residential properties. The proposed development complies primarily with the RSM district standards. The request is compatible with the Suburban (SUB) Character Area in the 2035 Comprehensive Land Use Plan and the following policies: density increases, infill development and residential protection. The traffic impact study submitted by the applicant suggests site development improvements to address the potential impact of increased traffic along Stephenson Road and Alford Road. Staff has incorporated these improvements in the recommended conditions. Therefore, the Planning and Sustainability Department recommends “Approval, subject to Staff’s recommended conditions”.

**PLANNING COMMISSION VOTE: (9/1/20) No Recommendation.** 1st Motion: G. McCoy moved; J. Johnson seconded for "Approval with Staff's conditions". A. Atkins, E. Patton, V. Moore & T. Snipes opposed. The motion failed due to a tie vote 4-4-0. 2nd Motion: J. West moved, P. Womack, Jr. seconded for "Denial". J. Johnson, G. McCoy, V. Moore, E. Patton & T. Snipes opposed. The motion failed 3-5-0. This application moves forward with No Recommendation. **(7/7/2020) Full Cycle Deferral 6-2-0.** P. Womack, Jr. moved, V. Moore seconded for a Full Cycle Deferral. T. Snipes and J. West opposed.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: (8/18/20) Denial 9-1-1.** Subject to further information from Department of Transportation regarding required road improvements to address traffic concerns . **(6/16/2020) Full Cycle Deferral 11-0-0.** To allow the applicant time to properly address the concerns of the surrounding community which included traffic impacts and water run-off issues.