



DeKalb County Government

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

Legislation Details (With Text)

File #: 2021-2116 **Version:** 1 **Name:**
Type: Ordinance **Status:** Public Hearing
File created: 1/29/2021 **In control:** Board of Commissioners
On agenda: 4/27/2021 **Final action:** 4/27/2021
Title: COMMISSION DISTRICT(S): 2 & 6
Application of The Allen Morris Company to rezone properties from RSM (Small Lot Residential Mix) and R-85 (Residential Medium Lot-85) District to allow multifamily apartments.

Indexes:

Attachments: 1. 2021 04.27 Item 2021-2116, 2. Z-21-1244535 Staff Report March 2021

Date	Ver.	Action By	Action	Result
4/27/2021	1	Board of Commissioners		
3/25/2021	1	Board of Commissioners - Zoning Meeting	deferred	Pass
3/2/2021	1	Planning Commission	Full cycle deferral per staff recommendation	Pass
Substitute				

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

SUBJECT:

COMMISSION DISTRICT(S): 2 & 6

Application of The Allen Morris Company to rezone properties from RSM (Small Lot Residential Mix) and R-85 (Residential Medium Lot-85) District to allow multifamily apartments .

PETITION NO: N9. Z-21-1244535 2021-2116

PROPOSED USE: Multifamily Residential - 337 Apartment Units

LOCATION: 2490 N. Druid Hills Road, and 1600 and 1613 Mount Moriah Road, Atlanta

PARCEL NO. : 18-152-01-005, -006, -054

INFO. CONTACT: Melora Furman

PHONE NUMBER: 404-371-4922

PURPOSE:

Application of The Allen Morris Company to rezone properties from RSM (Small Lot Residential Mix) and R-85 (Residential Medium Lot-85) District to allow multifamily apartments. The property is located on the northeast intersection of North Druid Hills Road and Mount Mariah road at 2490 North Druid Hills Road, and 1600 and 1613 Mount Mariah Road, Atlanta, GA. The property has approximately 262 feet of frontage on Mount Mariah Road and contains 5.6 acres.

RECOMMENDATIONS:

COMMUNITY COUNCIL: Deferral.

PLANNING COMMISSION: Full Cycle Deferral.

PLANNING STAFF: Approval with Conditions.

PLANNING STAFF ANALYSIS: The zoning proposal has been determined to be suitable in view of the use and development of adjacent and nearby property. It is consistent with the following policy of the 2035 Comprehensive Plan: "Create compact mixed- use districts and reduce automobile dependency and travel to obtain basic services." (Land Use Policy 2). Additionally, the zoning proposal is consistent with the updated *North Druid Hills Livable Centers Initiative Plan*-Briarcliff Node update. As a multi-family residential building, the proposed development provides a transition from more intense mixed-used development and less intense residential adjoining properties and is therefore not expected to negatively affect their use or usability. Therefore, the Department of Planning and Sustainability recommends, "Approval" with conditions.

PLANNING COMMISSION VOTE: Full Cycle Deferral 9-0-0. J. West moved, A. Atkins seconded for full cycle deferral, as per the Staff recommendation.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Full Cycle Deferral, 5-0-0.