



DeKalb County Government

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

Legislation Details (With Text)

File #: 2021-2127 **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:**
Title: COMMISSION DISTRICT(S): 3 & 6
Application of AC Johnson to rezone property from R-100 (Residential-Medium Lot-100) to RSM (Small-Lot Residential Mix) to allow a townhome development, at 2670 Clifton Springs Road.

Indexes:

Attachments: 1. 2021 04.27 Item 2021-2127, 2. Z-21-1244587 Recommended Conditions, 3. Z-21-1244587 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 for 30 days	Pass
3/4/2021	1	Planning Commission		

Substitute

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

SUBJECT:

COMMISSION DISTRICT(S): 3 & 6

Application of AC Johnson to rezone property from R-100 (Residential-Medium Lot-100) to RSM (Small-Lot Residential Mix) to allow a townhome development, at 2670 Clifton Springs Road.

PETITION NO: N20. Z-21-1244587 2021-2127

PROPOSED USE: Townhome development.

LOCATION: 2670 Clifton Springs Road, Decatur, Ga.

PARCEL NO. : 15-087-01-005

INFO. CONTACT: Melora Furman, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of AC Johnson to rezone property from R-100 (Residential-Medium Lot-100) to RSM (Small-Lot Residential Mix) to allow a townhome development. The property is located on the north side of Clifton Springs Road, approximately 195 feet east of Clifton Springs Court, at 2670 Clifton Springs Road (a.k.a. 2680 Clifton Springs Road), Decatur. The property has approximately 372 feet of frontage on Clifton Springs Road and contains 6.31 acres.

RECOMMENDATIONS:

COMMUNITY COUNCIL: No Quorum.

PLANNING COMMISSION: Denial.

PLANNING STAFF: Approval with Conditions.

STAFF ANALYSIS: The zoning proposal is consistent with the following policy of the 2035 Comprehensive Plan: “Utilize the zoning code to provide a variety of housing opportunities and choices to better accommodate the needs of residents.” (HP9) The proposal will not adversely affect the existing use or usability of adjacent or nearby properties. The transitional buffers to the sides and rear of the development would provide a distance separation between the development and adjoining properties. Because most of the site is currently wooded, existing trees can provide satisfactory screening of the development. The single-family lots at the front of the site would make the development appear consistent with the single-family homes in the surrounding area. Comments by reviewing departments and agencies indicate that the proposal would not be burdensome on the public infrastructure. Therefore, the Department of Planning and Sustainability recommends “Approval with conditions”.

PLANNING COMMISSION VOTE: Denial 6-2-1. J. West moved, P. Womack, Jr. seconded for denial due to there being no renderings provided and the overwhelming opposition from the community. The Board also felt this request is out of character for the community. V. Moore and E. Patton opposed; J. Johnson abstained.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: No quorum (5-0-1). Board members present at the meeting thought that the proposed development would be suitable at the proposed location.