



DeKalb County Government

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

Legislation Details (With Text)

File #: 2021-2640 **Version:** 1 **Name:**
Type: Ordinance **Status:** Preliminary Item
File created: 5/24/2021 **In control:** Board of Commissioners - Zoning Meeting
On agenda: 7/29/2021 **Final action:**
Title: COMMISSION DISTRICT(S): 3 & 7
Application of Neville Allison to rezone property from R-100 (Residential Medium Lot-100) District to R-60 (Residential Small Lot-60) District to develop a 76-unit single-family residential subdivision, at 5035 Flakes Mill Road.

Indexes:

Attachments: 1. Neville Allison Z-21-1244892 Staff Report revised for July BOC 2021, 2. Z-21-1244892 Staff report July PC 2021

Date	Ver.	Action By	Action	Result
7/29/2021	1	Board of Commissioners - Zoning Meeting		
7/8/2021	1	Planning Commission	deferred for two full cycles	Pass

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 3 & 7

Application of Neville Allison to rezone property from R-100 (Residential Medium Lot-100) District to R-60 (Residential Small Lot-60) District to develop a 76-unit single-family residential subdivision, at 5035 Flakes Mill Road.

PETITION NO: N3. Z-21-1244892 (2021-2640)

PROPOSED USE: 76-unit single-family subdivision.

LOCATION: 5035 Flakes Mill Road.

PARCEL NO. : 12-253-03-002

INFO. CONTACT: Melora Furman, Sr. Planner

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PURPOSE:

Application of Neville Allison to rezone property from R-100 (Residential Medium Lot-100) District to R-60 (Residential Small Lot-60) District to develop a 76-unit single-family residential subdivision. The property is located on the northwest side of Flakes Mill Road, approximately 472 feet northeast of Tara Woods Drive, at 5035 Flakes Mill Road, Ellenwood, GA. The property has approximately 409 feet of frontage on the northwest side of Flakes Mill and contains 27 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Full Cycle Deferral.

PLANNING COMMISSION: 2-Cycle Deferral.

PLANNING STAFF: Full Cycle Deferral.

STAFF ANALYSIS: The applicant initially sent a proposal to rezone to R-60 for a 76-lot, single-family, residential subdivision with three pocket parks. After the Community Council meeting, the applicant explored the possibility of changing the rezoning request to R-75 and submitted a site plan showing 52 lots, three pocket parks with recreational enhancements, and a detention pond on a separate lot. The analysis in this staff report is of the R-75 proposal. The applicant has requested a full-cycle deferral. In accordance with standard practice, the Department of Planning and Sustainability therefore recommends “Full Cycle Deferral.”

PLANNING COMMISSION VOTE: Two-Cycle Deferral 8-0-0. Vivian Moore moved, Edward Patton seconded for a 2-cycle deferral to the November zoning cycle. Motion passed unanimously.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Full Cycle Deferral 7-2-0 due to concerns about traffic accidents on Flakes Mill Road, materials used for proposed homes, distance of proposed homes to amenities and services, and compatibility of the proposed density with that of the surrounding neighborhoods.