



# DeKalb County Government

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

## Legislation Details (With Text)

**File #:** 2021-2908    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Preliminary Item  
**File created:** 7/23/2021    **In control:** Board of Commissioners - Zoning Meeting  
**On agenda:** 9/30/2021    **Final action:** 9/30/2021  
**Title:** COMMISSION DISTRICT(S): Commission District 04; Super District 06  
Application of Housing Development Corporation c/o Keri Taylor-Spann to rezone properties from R-85 (Residential Medium Lot) and C-1 (Local Commercial) districts to MR-2 (Medium Density Residential-2) District to allow the construction of a multi-family residential and single-family attached townhome development, at 4717 Anderson Road.

### Indexes:

**Attachments:** 1. Z-21-1244066 Staff Report Sept. 2021 BOC 4717 Anderson Rd., 2. Patrick Kelly Withdrawal email

Date	Ver.	Action By	Action	Result
9/30/2021	1	Board of Commissioners - Zoning Meeting		
9/9/2021	1	Planning Commission	withdrawn without prejudice per staff recommendation	Pass

**Public Hearing:** YES ☒ NO ☐

**Department:** Planning & Sustainability

### SUBJECT:

**COMMISSION DISTRICT(S):** Commission District 04; Super District 06

**Application of Housing Development Corporation c/o Keri Taylor-Spann to rezone properties from R-85 (Residential Medium Lot) and C-1 (Local Commercial) districts to MR-2 (Medium Density Residential-2) District to allow the construction of a multi-family residential and single-family attached townhome development, at 4717 Anderson Road.**

**PETITION NO:** N7. Z-21-1245066 (2021-2908)

**PROPOSED USE:** Multi-family residential and single-family attached townhome development.

**LOCATION:** 4717 Anderson Road, Stone Mountain, Georgia 30083

**PARCEL NO. :** 18-071-02-005; 18-071-02-008; 18-071-02-031; 18-071-02-032

**INFO. CONTACT:** John Reid, Sr. Planner

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

### PURPOSE:

Application of Housing Development Corporation c/o Keri Taylor-Spann to rezone properties from R-85 (Residential Medium Lot) and C-1 (Local Commercial) districts to MR-2 (Medium Density Residential-2) District to allow the construction of a multi-family residential and single-family attached townhome development. The property is located on the east side of West Anderson Road (paper right-of-way only, no road frontage), the south side of East Anderson Road, and the north side of Memorial Drive, approximately 594 feet west of North Hairston Road, at 4698 and 4717 East Anderson Road and 5908 and 5944 Memorial Drive in

Stone Mountain, Georgia. The property has approximately 570 feet of frontage along West Anderson Road, 518 feet of frontage along East Anderson Road, and 412 feet of frontage along Memorial Drive and contains 17.8 acres.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** Denial.

**PLANNING COMMISSION:** Withdrawal without Prejudice.

**PLANNING STAFF:** Withdrawal without Prejudice (rev. 9/10/2021).

**STAFF ANALYSIS:** (Revised 9/10/2021) The applicant requested to withdraw this rezoning application on August 31, 2021 (email request attached to staff report). Therefore, it is the recommendation of the Planning & Sustainability Department that the rezoning request be "Withdrawn without Prejudice."

**PLANNING COMMISSION VOTE: Withdrawal without Prejudice 8-0-0.** LaSonya Osler moved, Gwendolyn McCoy seconded for Withdrawal without Prejudice, per the Applicant's request. Jon West was not present for this case and vote due to a conflict of interest.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: Denial 11-0-0.** Denial based on the environmental concerns of numerous property owners that live adjacent or close to the property. Discussion included concerns that this property currently serves as stormwater detention system for large areas upstream, and that there would be significant flooding impacts if this property were to be developed as proposed by the applicant. Some surrounding property owners indicated that the applicant should focus on other existing apartments complexes along Memorial Drive to redevelop instead of building new structures on this property and exacerbate the existing flood problems in the area.