



DeKalb County Government

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

Legislation Details (With Text)

File #: 2021-2910 **Version:** 1 **Name:**
Type: Ordinance **Status:** Preliminary Item
File created: 7/23/2021 **In control:** Board of Commissioners - Zoning Meeting
On agenda: 1/27/2022 **Final action:**
Title: COMMISSION DISTRICT(S): Commission District 03; Super District 07
Application of Griffin & Davis Consulting, Inc. Rezone property from R-75 (Residential Medium Lot - 75) to RSM (Residential Small Lot Mix) Zoning District to allow for development of single-family attached townhomes, at 1484 Columbia Drive.

Indexes:

Attachments: 1. Applicant Request for Withdrawal_12-1-2021, 2. Z-21-1245080 Staff Report Jan. 2022 1484 Columbia Dr., 3. Z-21-1245080 Staff Report Sept. BOC 2021 1484 Columbia Dr.

Date	Ver.	Action By	Action	Result
1/27/2022	1	Board of Commissioners - Zoning Meeting	withdraw without prejudice	Pass
1/6/2022	1	Planning Commission	withdrawn without prejudice per staff recommendation	Pass
10/26/2021	1	Board of Commissioners		
10/26/2021	1	Board of Commissioners		
10/26/2021	1	Board of Commissioners		
9/30/2021	1	Board of Commissioners - Zoning Meeting		
9/9/2021	1	Planning Commission	denial per staff recommendation	Pass

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

SUBJECT:

COMMISSION DISTRICT(S): Commission District 03; Super District 07
Application of Griffin & Davis Consulting, Inc. Rezone property from R-75 (Residential Medium Lot - 75) to RSM (Residential Small Lot Mix) Zoning District to allow for development of single-family attached townhomes, at 1484 Columbia Drive.
PETITION NO: D1. Z-21-1245080 (2021-2910)

PROPOSED USE: Single-family attached townhomes.

LOCATION: 1484 Columbia Drive, Decatur, Georgia 30032

PARCEL NO. : 15-186-04-028; 15-186-04-029

INFO. CONTACT: Melora Furman, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Griffin & Davis Consulting, Inc. Rezone property from R-75 (Residential Medium Lot - 75) to

RSM (Residential Small Lot Mix) Zoning District to allow for development of single-family attached townhomes. The property is located on the east side of Columbia Drive, approximately 337 feet north of Columbia Circle, at 1484 Columbia Drive (a.k.a. 1500 Columbia Drive), and the rear of 1512 Columbia Drive on the east side of Columbia Drive approximately 237 feet north of Columbia Circle at 1520 Columbia Circle, Decatur, Georgia. The property has approximately 406 feet of frontage on Columbia Circle (1484 Columbia Drive) and no frontage (1520 Columbia Circle) and contains 2.79 acres. (The applicant has requested withdrawal.)

RECOMMENDATION:

COMMUNITY COUNCIL: (December 2021) Withdrawal. (August 2021) Approval.

PLANNING COMMISSION: (Jan. 2022) Withdrawal without Prejudice. (Sept. 2021) Denial.

PLANNING STAFF: Withdrawal.

STAFF ANALYSIS: The Board of Commissioners deferred this application from the September 30, 2021 hearing to allow the applicant time to revise the application in a manner consistent with the existing Suburban land use designation. The development team revised the application by changing the requested zoning classification to RSM, which is compatible with the Suburban land use designation. The development team also changed the proposal by reducing the number of homes from 30 to 20, and by changing or depicting more clearly several features of the site. However, the applicant has requested withdrawal of the revised application. Staff concurs with the request for “Withdrawal”.

PLANNING COMMISSION VOTE: (Jan. 6, 2022) Withdrawal without Prejudice 8-0-0. Jon West moved, Gwendolyn McCoy seconded for Withdrawal without Prejudice, per Staff recommendation and the applicant’s request. Vivian Moore was not present for this vote. (Sept. 2021) Denial 9-0-0. Vivian Moore moved, LaSonya Osler seconded for Denial, per Staff recommendation.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (Dec. 2021) Withdrawal 6-0-0, per the applicant’s request. (Aug. 2021) Approval 5-3-1. Support was based on precedent established by a nearby townhome development and confidence in County requirements for stormwater detention. Other Board members and some neighbors voiced concerns about the proposed detention facility and townhome heights, as well as the impact of both on surrounding single-family properties. Some neighbors expressed support for the increased density of the proposal as envisioned by a plan for the Glenwood-Columbia Drive area.