



# DeKalb County Government

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

## Legislation Details (With Text)

**File #:** 2022-1480    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Preliminary Item  
**File created:** 4/1/2022    **In control:** Board of Commissioners - Zoning Meeting  
**On agenda:** 5/26/2022    **Final action:** 5/26/2022  
**Title:** COMMISSION DISTRICT(S): Commission District 04 Super District 06  
Application of Nationwide Investments, LLC to rezone from R-75 (Residential Medium Lot-75) to MR-1 (Medium Density Residential-1), to allow construction of a single-family detached and single-family attached (townhome) development.

### Indexes:

**Attachments:** 1. Z-22-1245579 & Z-22-1245580 updated site plan 05.05.22, 2. Z-22-1245580 Recommended Conditions May 2022, 3. Z-22-1245580 Staff Report May 2022 496 Warren Ave.

Date	Ver.	Action By	Action	Result
5/26/2022	1	Board of Commissioners - Zoning Meeting	approved with conditions	Pass
5/5/2022	1	Planning Commission		

**Public Hearing:** YES ☒ NO ☐

**Department:** Planning & Sustainability

### SUBJECT:

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

**Application of Nationwide Investments, LLC to rezone from R-75 (Residential Medium Lot-75) to MR-1 (Medium Density Residential-1), to allow construction of a single-family detached and single-family attached (townhome) development.**

**PETITION NO:** N12. Z-22-1245580 (2022-1480)

**PROPOSED USE:** Single-family detached & single-family attached townhome development.

**LOCATION:** 496 Warren Avenue, Scottdale, Georgia 30079

**PARCEL NO. :** 18-046-04-145, 18-046-04-146, 18-046-04-147, 18-046-04-148, 18-046-04-149, 18-046-04-150, 18-046-04-151, 18-046-04-152

**INFO. CONTACT:** Rachel Bragg, Sr. Planner

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

### PURPOSE:

Application of Nationwide Investments, LLC to rezone from R-75 (Residential Medium Lot-75) to MR-1 (Medium Density Residential-1), to allow construction of a single-family detached and single-family attached (townhome) development. The properties have frontage on Warren Avenue, North Decatur Road and Glendale Road and contain approximately 1.8 acre.

### RECOMMENDATION:

**COMMUNITY COUNCIL:** Approval.

**PLANNING COMMISSION:** Approval with Conditions.

**PLANNING STAFF:** Approval with Conditions.

**STAFF ANALYSIS:** The purpose of the rezoning is to ensure future development on the site complies with MR-1 underlying zoning, instead of the existing C-2 underlying zoning. The uses permitted under MR-1 zoning are more consistent with the Scottdale Tier 1 overlay uses, while uses allowed by C-2 zoning are largely prohibited by the overlay, for example car repair and sales. Rezoning will also allow for more efficient administration of the zoning ordinance if all parcels of the development share the same zoning. Section 27-2.13.1 (B) states the purpose of MR-1 zoning is to provide for residential neighborhoods with a mix of single-family and multi-family housing types that maintain harmony of scale, intensity, and design with surrounding development. This development supports that purpose. Therefore, the Department of Planning and Sustainability recommends “Approval with Conditions”.

**PLANNING COMMISSION VOTE:** **Approval with Conditions 5-0-1.** LaSonya Osler moved, Jana Johnson seconded for Approval with eight (8) conditions, per Staff recommendation. Tess Snipes abstained.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** **Approval 10-0-0.**