



DeKalb County Government

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

Legislation Details (With Text)

File #: 2022-1981 **Version:** 1 **Name:**
Type: Ordinance **Status:** Preliminary Item
File created: 7/26/2022 **In control:** Board of Commissioners - Zoning Meeting
On agenda: 10/4/2022 **Final action:**
Title: COMMISSION DISTRICT(S): Commission District 03 Super District 06
Application of Abeba Abebe to rezone property from C-1 (Local Commercial) / Tier 2, I-20 Corridor
Compatible Use Overlay District to R-75 (Residential Medium Lot-75) zoning district to allow an
existing single-family house to have a residential zoning classification, at 2716 Ellen Way.

Indexes:

Attachments: 1. Z-22-1245875 Sept 2022 Staff Report 2716 Ellen Way

Date	Ver.	Action By	Action	Result
10/4/2022	1	Board of Commissioners - Zoning Meeting		
9/6/2022	1	Planning Commission	approval per staff recommendation	Pass

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 03 Super District 06
Application of Abeba Abebe to rezone property from C-1 (Local Commercial) / Tier 2, I-20 Corridor
Compatible Use Overlay District to R-75 (Residential Medium Lot-75) zoning district to allow an existing
single-family house to have a residential zoning classification, at 2716 Ellen Way.
PETITION NO: N13. Z-22-1245875 (2022-1981)

PROPOSED USE: Rezoning for a residential zoning classification.

LOCATION: 2716 Ellen Way, Decatur, Georgia 30032

PARCEL NO. : 15-152-12-011

INFO. CONTACT: John Reid, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Abeba Abebe to rezone property from C-1 (Local Commercial) / Tier 2, I-20 Corridor
Compatible Use Overlay District to R-75 (Residential Medium Lot-75) zoning district to allow an existing
single-family house to have a residential zoning classification. The property is located on the north side of Ellen
Way, approximately 80 feet west of Candler Road, at 2716 Ellen Way, Decatur, Georgia. The property has
approximately 85 feet of frontage on Ellen Way and contains 0.22 acre.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: Approval.

PLANNING STAFF: Approval.

STAFF ANALYSIS: The property contains a single-family, detached home and has property frontage along a local residential street (Ellen Way). However, the property also falls within the Commercial Redevelopment Corridor (CRC) Character Area along Candler Road and is currently zoned Local Commercial (C-1). The proposed R-75 zoning will allow the single-family lot to have a residential zoning classification and is consistent with the R-75 zoning of the single-family subdivision to the west. Since the CRC character area does not allow R-75 zoning, there is a companion request to amend the land use plan character area to “Suburban (SUB)” which is consistent with the SUB Character Area to the west. Therefore, the Department of Planning & Sustainability recommends “Approval”. Any expansion of the existing home may require variances which shall be reviewed by the Board of Zoning Appeals on its merits.

PLANNING COMMISSION VOTE: Approval 8-0-0. Vivian Moore moved, April Atkins seconded for approval, per Staff recommendation.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 7-0-0.