



# DeKalb County Government

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

## Legislation Details (With Text)

**File #:** 2022-1912    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Preliminary Item  
**File created:** 7/8/2022    **In control:** Board of Commissioners - Zoning Meeting  
**On agenda:** 10/4/2022    **Final action:**  
**Title:** COMMISSION DISTRICT(S): Commission District 04 Super District 07  
Application of El Amar Engineering & Construction c/o Battle Law, P.C. to rezone properties from R-75 (Residential Medium Lot-75) zoning district to R-60 (Residential Small Lot-60) zoning district to construct single-family detached homes, at 883 Mountain View Drive.

### Indexes:

**Attachments:** 1. Z-22-1245928 Recommended Conditions Sept BOC 2022, 2. Z-22-1245928 BOC Staff Report 883 Mtn View Dr

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

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

### SUBJECT:

**COMMISSION DISTRICT(S):** Commission District 04 Super District 07

**Application of El Amar Engineering & Construction c/o Battle Law, P.C. to rezone properties from R-75 (Residential Medium Lot-75) zoning district to R-60 (Residential Small Lot-60) zoning district to construct single-family detached homes, at 883 Mountain View Drive.**

**PETITION NO:** N7. Z-22-1245928 (2022-1912)

**PROPOSED USE:** Single-family, detached homes.

**LOCATION:** 883 Mountain View Drive, Stone Mountain, Georgia 30083

**PARCEL NO. :** 18-091-03-006, 18-091-03-048

**INFO. CONTACT:** Planning & Sustainability

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

### PURPOSE:

Application of El Amar Engineering & Construction c/o Battle Law, P.C. to rezone properties from R-75 (Residential Medium Lot-75) zoning district to R-60 (Residential Small Lot-60) zoning district to construct single-family detached homes. The property is located on the east side of Mountain View Drive, approximately 165 feet south of Mountain Springs Way, at 875 and 883 Mountain View Drive in Stone Mountain, Georgia. The property has approximately 175 feet of frontage along Mountain View Drive and contains 2.71 acres.

### RECOMMENDATION:

**COMMUNITY COUNCIL:** Approval.

**PLANNING COMMISSION:** Approval.

**PLANNING STAFF:** Approval with Conditions.

**STAFF ANALYSIS:** The request for a single-family, zoning district (R-60) and single-family, detached residential uses appears to be consistent with the policies and strategies of the *2035 Comprehensive Plan* to protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density (*SUB Character Area Residential Protection*). The proposed single-family, detached residential land uses are consistent with adjacent and surrounding single-family residential uses in the vicinity. The proposed 6,000 square foot lots are consistent with the six abutting single-family lots within the Countryside Manor Subdivision to the south (in the City of Stone Mountain) with an average lot size of 6,243 square feet. While no transitional buffer is required, the plan notes that a 5-foot-wide landscape buffer will be provided along the perimeter of the project site which should enhance compatibility with surrounding properties. Therefore, it is the recommendation of the Planning & Sustainability Department that the application be “Approved, with Staff’s recommended conditions”. The approval of this rezoning application by the Board of Commissioners shall have no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals or other entity whose decision should be based on the merits of the application under review by such entity.

**PLANNING COMMISSION VOTE:** Approval 8-0-0. LaSonya Osler moved, Jana Johnson seconded for approval, per Staff recommendation.

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