



Legislation Details (With Text)

File #: 2022-2265 **Version:** 1 **Name:**

Type: Ordinance **Status:** Public Hearing

File created: 9/27/2022 **In control:** Board of Commissioners

On agenda: 12/20/2022 **Final action:**

Title: Commission District(s): Commission District 04 Super District 06
Application of Thomas J Mazzolini to rezone property from R-75 (Residential Medium Lot) zoning district to R-60 (Residential Small Lot) zoning district to allow a lot split to accommodate two single-family, detached homes, at 2739 Craigie Avenue.

Indexes:

Attachments: 1. Z-22-1246096 Nov 2022 Staff Report 2739 Craigie Ave

Date	Ver.	Action By	Action	Result
12/20/2022	1	Board of Commissioners	approved with conditions	Pass
11/17/2022	1	Board of Commissioners - Zoning Meeting	deferred	Pass
11/1/2022	1	Planning Commission	denial per staff recommendation	Pass

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

SUBJECT:

Commission District(s): Commission District 04 Super District 06
Application of Thomas J Mazzolini to rezone property from R-75 (Residential Medium Lot) zoning district to R-60 (Residential Small Lot) zoning district to allow a lot split to accommodate two single-family, detached homes, at 2739 Craigie Avenue.

PETITION NO: N15-2022-2265 Z-22-1246096

PROPOSED USE: Rezone to allow a lot split.

LOCATION: 2739 Craigie Avenue, Decatur, Georgia 30030

PARCEL NO. : 15-248-09-015

INFO. CONTACT: Planning & Sustainability

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Thomas J Mazzolini to rezone property from R-75 (Residential Medium Lot) zoning district to R-60 (Residential Small Lot) zoning district to allow a lot split to accommodate two single-family, detached homes. The property is located on the south side of Craigie Avenue, approximately 400 feet east of Katie Kerr Drive, at 2739 Craigie Avenue in Decatur, Georgia. The property has approximately 170 feet of frontage along Craigie Avenue and contains 0.4 acre.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: Denial.

PLANNING STAFF: Denial.

STAFF ANALYSIS: The majority of parcels in this neighborhood appear to be between 55 feet and 70 feet wide and are zoned R-75. Nevertheless, the rezoning of this single parcel to R-60 would be inconsistent with the surrounding R-75 zoning and may not be compatible with the following policies and strategies of the Traditional Neighborhood (TN) Character Area: 1. Protect stable neighborhoods from incompatible development that could alter established residential patterns and density (“Residential Protection” policy, page 119) and 2. Enforce residential infill development regulations to preserve and stabilize existing neighborhoods (“Infill Development” policy, page 119). Therefore, it is the recommendation of the Planning & Sustainability Department that this application be “Denied”.

PLANNING COMMISSION VOTE: Denial 5-3-0. Jana Johnson moved, LaSonya Osler seconded for denial, per Staff recommendation. Jon West, April Atkins and Jan Costello opposed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 7-0-1.