



DeKalb County Government

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

Legislation Details (With Text)

File #: 2022-1997 **Version:** 1 **Name:**
Type: Ordinance **Status:** Preliminary Item
File created: 7/27/2022 **In control:** Board of Commissioners - Zoning Meeting
On agenda: 1/26/2023 **Final action:** 1/26/2023
Title: COMMISSION DISTRICT(S): Commission District 05 Super District 07
Application of TR 34 Redan Road LLC c/o Battle Law, P.C. to rezone property from MU-4 (Mixed-Use High Density) Zoning District to MR-1 (Medium Density Residential-1) Zoning District to allow for the construction of multi-family (townhome form) dwelling units.

Indexes:

Attachments: 1. Substitute 2023 01.26 Item 2022-1997, 2. Z-22-1245922 Recommended Conditions, 3. Z-22-1245922 Jan 2023 BOC Staff Report 1172 Longshore Dr., 4. Z-22-1245922 Sept 2022 Staff Report 1172 Longshore Dr

Date	Ver.	Action By	Action	Result
1/26/2023	1	Board of Commissioners - Zoning Meeting	approved substitute	Pass
1/5/2023	1	Planning Commission		
10/4/2022	1	Board of Commissioners - Zoning Meeting		
9/6/2022	1	Planning Commission	Approval	Pass

Substitute

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

SUBJECT:

COMMISSION DISTRICT(S): Commission District 05 Super District 07
Application of TR 34 Redan Road LLC c/o Battle Law, P.C. to rezone property from MU-4 (Mixed-Use High Density) Zoning District to MR-1 (Medium Density Residential-1) Zoning District to allow for the construction of multi-family (townhome form) dwelling units.

PETITION NO: Z-22-1245922 (2022-1997)

PROPOSED USE: multi-family (townhome form) dwelling units.

LOCATION: 1172 Longshore Drive; 3676, 3686, and 3694 Redan Road

PARCEL NO. : 15-220-01-001, 15-220-01-023, 15-220-01-024, 15-220-01-041

INFO. CONTACT: Brandon White, Current Planning Manager

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of TR 34 Redan Road LLC c/o Battle Law, P.C. to rezone property from MU-4 (Mixed-Use High Density) Zoning District to MR-1 (Medium Density Residential-1) Zoning District to allow for the construction of multi-family (townhome form) dwelling units.

RECOMMENDATION:

COMMUNITY COUNCIL: (Dec. 5, 2022) Approval. (Aug. 8, 2022) No Quorum.

PLANNING COMMISSION: (Jan. 5, 2023) Approval with Conditions. (Sept. 6, 2022) Approval with Conditions.

PLANNING STAFF: Approval with Conditions.

STAFF ANALYSIS: See previously submitted case materials.

PLANNING COMMISSION VOTE: (Jan. 5, 2023) Approval with Conditions 8-1-0. Jan Costello moved, Jana Johnson seconded for Approval with three (3) conditions, per Staff recommendation, with an added condition that language be added to include bicycle racks near the greenspace. Tess Snipes opposed. **(Sept. 6, 2022) Approval with Conditions 7-0-1.** Jan Costello moved, April Atkins seconded for approval with the following conditions: 1) There shall be a third-party property management; 2) There shall be assigned parking; 3) Amenities shall include a dog park and benches near the greenspace; and, 4) The property management company will handle all common area maintenance so that all units are maintained in similar fashion. Tess Snipes abstained.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (Dec. 5, 2022) Approval 6-2-0. (Aug. 8, 2022) No Quorum. Members present voted for approval.