



# DeKalb County Government

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

## Legislation Details (With Text)

**File #:** 2022-2264    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Public Hearing  
**File created:** 9/27/2022    **In control:** Board of Commissioners  
**On agenda:** 2/16/2023    **Final action:** 2/16/2023

**Title:** COMMISSION DISTRICT(S): 2 & 6  
Application of Andrew Rutledge to rezone properties from R-75 (Residential Medium Lot) zoning district to MR-2 (Medium Density Residential-2) zoning district to allow the construction of single-family attached townhomes, at 1602 Scott Boulevard.

### Indexes:

**Attachments:** 1. Substitute 2023 02.16 Item 2022-2264, 2. Z-22-1246095 Recommended Conditions, 3. Z-22-1246095 Jan 2023 BOC Staff Report 1602 Scott Blvd, 4. Z-22-1246095 Nov 2022 Staff Report 1602 Scott Blvd

Date	Ver.	Action By	Action	Result
2/16/2023	1	Board of Commissioners	approved substitute	Pass
1/26/2023	1	Board of Commissioners - Zoning Meeting	deferred to the next meeting	Pass
1/5/2023	1	Planning Commission		
11/17/2022	1	Board of Commissioners - Zoning Meeting	deferred for a full cycle	Pass
11/1/2022	1	Planning Commission	deferred for a full cycle	Pass

### Substitute

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

### SUBJECT:

#### COMMISSION DISTRICT(S): 2 & 6

Application of Andrew Rutledge to rezone properties from R-75 (Residential Medium Lot) zoning district to MR-2 (Medium Density Residential-2) zoning district to allow the construction of single-family attached townhomes, at 1602 Scott Boulevard.

**PETITION NO:** Z-22-1246095 (2022-2264)

**PROPOSED USE:** single-family, attached dwelling units (townhomes)

**LOCATION:** 1602 Scott Boulevard and 2488 Blackmon Drive

**PARCEL NO. :** 18-049-01-013; 18-049-01-012

**INFO. CONTACT:** Brandon White, Current Planning Manager

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

### PURPOSE:

Application of Andrew Rutledge to rezone properties from R-75 (Residential Medium Lot) zoning district to MR-2 (Medium Density Residential-2) zoning district to allow the construction of single-family, attached townhomes, at 1602 Scott Boulevard.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** (Dec. 6, 2022) Approval with conditions. (Oct. 11, 2022) Denial.

**PLANNING COMMISSION:** (Jan. 5, 2023) Full Cycle Deferral. (Sept. 6, 2022) Full Cycle Deferral.

**PLANNING STAFF:** Approval with Conditions.

**STAFF ANALYSIS:** See previously submitted case materials.

**PLANNING COMMISSION VOTE:** (January 5, 2023) Full Cycle Deferral to the March 2023 zoning agenda 9-0-0. April Atkins moved, Jon West seconded for a Full Cycle Deferral to draft conditions for this proposal. (November 1, 2022) Full Cycle Deferral 8-0-0. April Atkins moved, LaSonya Osler seconded for a full cycle deferral to the January 2023 zoning agenda, per Staff recommendation.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** (Dec. 6, 2022) Approval with conditions 8-0-1. 1) Underground water system shall meet or exceed County standards; and, 2) HOA has agreement regarding maintenance of pocket park. (Oct. 11, 2022) Denial 6-3-0. The Council had concerns with the proposed buffer along the edge of the parcel. They were also concerned with destabilizing Blackmon Drive and wanted to know if units in the development could be removed. Additionally, there was significant discussion about the proposed location of pocket park.