



# DeKalb County Government

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

## Legislation Details (With Text)

**File #:** 2022-2540    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Public Hearing  
**File created:** 11/17/2022    **In control:** Board of Commissioners  
**On agenda:** 4/11/2023    **Final action:** 4/11/2023  
**Title:** COMMISSION DISTRICT(S): 4 & 6  
Application of MARTA c/o Debbie Frank to rezone properties from R-75 (Residential Medium Lot-75), MR-2 (Medium Density Residential-2), and C-1 (Local Commercial) zoning districts to MU-5 (Mixed Use Very High Density) zoning district to allow a future mix of land uses to implement the LCI Plan and transit-oriented development goals, at 3350 Kensington Road.

### Indexes:

**Attachments:** 1. Substitute 2023 04.11 Item 2022-2540, 2. Substitute 2023 03.28 Item 2022-2540, 3. Z-23-1246187 Recommended Conditions Jan 2023, 4. Z-23-1246187 Jan 2023 Staff Report 3350 Kensington Rd.

| Date      | Ver. | Action By                               | Action               | Result |
|-----------|------|---|----------------------|--------|
| 4/11/2023 | 1    | Board of Commissioners                  |                      |        |
| 3/28/2023 | 1    | Board of Commissioners                  | deferred 2 weeks     |        |
| 3/28/2023 | 1    | Board of Commissioners                  | deferred substitute  | Pass   |
| 2/28/2023 | 1    | Board of Commissioners                  | deferred for 30 days | Pass   |
| 1/26/2023 | 1    | Board of Commissioners - Zoning Meeting | deferred for 30 days | Pass   |
| 1/5/2023  | 1    | Planning Commission                     |                      |        |

### Substitute

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

### SUBJECT:

#### COMMISSION DISTRICT(S): 4 & 6

Application of MARTA c/o Debbie Frank to rezone properties from R-75 (Residential Medium Lot-75), MR-2 (Medium Density Residential-2), and C-1 (Local Commercial) zoning districts to MU-5 (Mixed Use Very High Density) zoning district to allow a future mix of land uses to implement the LCI Plan and transit-oriented development goals, at 3350 Kensington Road.

**PETITION NO:** Z-22-1246187 (2022-2540)

#### PROPOSED USE: TBD

**LOCATION:** 3417, 3407, 3383, 3375, 3347, 3321, 3313, 4497, 3305, 3297, 3298, & 3271 Mountain Drive; 3350, 3394, 3404, 3382, 3374, 3366, 3358, 3350, 3342, 3334, 3418, 3326, & 3318 Kensington Road; 4278, 4268, 4262, & 4254 Memorial Drive; 3306, 3314, 3322, & 3330 Covington Highway

**PARCEL NO. :** 15-251-02-015, 15-251-02-016, 15-250-07-001, 15-250-07-025, 15-250-07-003, 15-251-02-007, 15-250-07-005, 15-250-07-006, 15-250-07-026, 15-250-07-007, 15-251-02-006, 15-250-07-008, 15-250-07-009, 15-250-07-010, 15-251-02-005, 15-251-02-001, 15-251-02-002, 15-251-02-004, 15-250-07-024, 15-250-07-023, 15-250-07-022, 15-250-07-011, 15-250-07-021, 15-250-07-020, 15-250-07-012, 15-250-07-019, 15-250-07-018, 15-251-02-003, 15-250-07-017, 15-250-07-013, 15-250-07-016, & 15-250-07-014

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

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

**PURPOSE:**

Application of MARTA c/o Debbie Frank to rezone properties from R-75 (Residential Medium Lot-75), MR-2 (Medium Density Residential-2), and C-1 (Local Commercial) zoning districts to MU-5 (Mixed Use Very High Density) zoning district to allow a future mix of land uses.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** Approval.

**PLANNING COMMISSION:** 2-Cycle Deferral.

**PLANNING STAFF:** Approval with conditions.

**STAFF ANALYSIS:** See attached case materials.

**PLANNING COMMISSION VOTE: Two-Cycle Deferral 8-1-0.** LaSonya Osler moved, Jana Johnson seconded for a 2-Cycle Deferral to the May 2023 zoning cycle. Jan Costello opposed.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 8-0-0.**