



DeKalb County Government

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

Legislation Details (With Text)

File #: 2022-1996 **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 amend the future land use plan from Suburban (SUB) to Commercial Redevelopment Corridor (CRC) to allow for the construction of single-family attached townhomes, at 1172 Longshore Drive.

Indexes:

Attachments: 1. LP-22-1245892 Jan BOC 2023 Staff Report 1172 Longshore Dr, 2. LP-22-1245892 Sept. 2022 Staff Report 1172 Longshore Dr

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

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 amend the future land use plan from Suburban (SUB) to Commercial Redevelopment Corridor (CRC) to allow for the construction of single-family attached townhomes, at 1172 Longshore Drive.

PETITION NO: D2-2022-1996 LP-22-1245892

PROPOSED USE: Single-family, attached townhomes.

LOCATION: 1172 Longshore Drive, Decatur, Georgia 30032

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

INFO. CONTACT: Brianna McCloud, Planner

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PURPOSE:

Application of TR 34 Redan Road LLC c/o Battle Law, P.C. to amend the future land use plan from Suburban (SUB) to Commercial Redevelopment Corridor (CRC) to allow for the construction of single-family attached townhomes. The property is located on the north side of Redan Road and the east side of Longshore Drive, at 1172 Longshore Drive; and 3676, 3686, and 3694 Redan Road in Decatur, Georgia. The property has approximately 555 feet of frontage along Redan Road and 145 feet of frontage along Longshore Drive and

contains 4.05 acres.

RECOMMENDATION:

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

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

PLANNING STAFF: Approval.

STAFF ANALYSIS: The intent of the Commercial Redevelopment Corridor Character Area is to promote the redevelopment of declining commercial corridors and to improve the function and aesthetic appeal of more stable commercial corridors. These areas mostly consist of strip -style shopping centers that are in need of aesthetic or functional improvements, are in economic decline or are vacant. They are often characterized by a high degree of vehicular traffic, onsite parking, moderate floor to area ratio and large tracts of land. The proposed density for areas of this type is up to 18 dwelling units per acre, with a maximum height of 3 stories. Policies- Cyclists and Pedestrians Provide safe and attractive facilities for bicyclists and pedestrians. Transportation Provide transportation alternatives to reduce automobile dependency. Mixed-Use Redevelopment Redevelop older strip commercial centers into viable mixed -use developments. Streetscape Create pedestrian scale communities that focus on the relationship between the street, buildings, streetscape improvements and people. Mixed Use Districts Create compact mixed -use districts and reduce automobile dependency and travel to obtain basic services. Density Cluster high density development at nodes & along major corridors outside of established residential areas. Landscaping Use landscaping and other buffers to protect pedestrians from heavy traffic. Aesthetics Create and implement performance and aesthetic standards to improve visual appearance. Signage Implement signage and billboard controls. Parking Require parking to the side or rear of buildings. Connectivity Promote parcel interconnectivity. TOD Promote transit -oriented development. Bike Parking Provide safe and accessible areas for bicycle parking. Transit Incentives Provide incentives to encourage transit compatible development. Transportation Accommodate and encourage the development of multi -modal transportation centers, where appropriate. Access Management Create and implement driveway controls and access management standards. Tree Preservation Establish tree preservation and landscaping standards. Development Focus development on parcels that abut or have access to the designated Commercial Redevelopment Corridor. Redevelopment Concept In appropriate locations, build new commercial structures closer to street on existing under-utilized parking lots creating internal smaller or decked parking. Architectural Standards Upgrade the appearance of existing older commercial buildings with façade improvements. Permitted Zoning • MU-5 • MU-4 • MU-3 • MU-2 • MR-1 • MR-2 • C-1 • OI • HR-1 • HR-2 • RSM Companion case: Z-22-1245922 The land use amendment is consistent with the surrounding land use along the area. The comprehensive plan promotes parcel interconnectivity to maintain consistency of the surround land use designation. Therefore, the recommendation of the Planning and Sustainability Department is for “Approval”.

PLANNING COMMISSION VOTE: (January 5, 2022) Approval 8-1-0. Jan Costello moved, Jana Johnson seconded for Approval, per Staff recommendation. Tess Snipes opposed. (September 6, 2022) Approval 7-0-1. Jan Costello moved, Lauren Blaszyk seconded for approval, per Staff recommendation. Tess Snipes abstained.

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

