



# DeKalb County Government

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

## Legislation Text

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**File #:** 2018-2155, **Version:** 1

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**Public Hearing:** YES ☒ NO ☐

**Department:** Planning & Sustainability

**SUBJECT:** Rezone - Zach Handac

**COMMISSION DISTRICT(S):** 1 & 7

**PETITION NO:** N1. Z 18 22305

**PROPOSED USE:** 12 Single-Family Attached Fee-Simple Townhomes

**LOCATION:** 3121 Alton Road

**PARCEL NO.:** 18-283-03-039

**INFORMATION CONTACT:** Marian Eisenberg

**PHONE NUMBER:** 404-371-4922

**PURPOSE:**

To rezone property from R-100 (Residential Medium Lot) District to RSM (Small Lot Residential Mix) to allow for construction of twelve (12) single-family attached fee-simple townhomes in accordance with Section 27-4.1 of the DeKalb County Code. The property is located on the southwest side of Alton Road, approximately 596 feet south of Chamblee-Tucker Road at 3121 Alton Road, Atlanta, Georgia. The property has approximately 50 feet of frontage along Alton Road and contains 3.01 acres.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** Approval

**PLANNING COMMISSION:** Approval with Conditions

**PLANNING STAFF:** Approval with Conditions

**PLANNING STAFF ANALYSIS:** The proposed rezoning request from R-100 (Medium Lot Residential) District to RSM (Small Lot Residential Mix) District is compatible with adjacent non-residential uses west and east of the subject site. The request for attached single-family townhomes provide an appropriate land use transition from institutional and recreational uses to single-family residences east of the subject site. Located in an Institutional Character area, the request for single-family attached residences is consistent with the following plan policies: Protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density; In appropriate locations encourage residential development to conform with traditional neighborhood development principles. Therefore, it is the

recommendation of the Planning and Sustainability Department that the application be “**Approved**” subject to the attached recommended conditions:

**PLANNING COMMISSION VOTE:** 7-1-0. P. West moved, J. Edmondson seconded for approval with Staff's conditions. T. Snipes opposed.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** 4-2-0/ Approval.