



# DeKalb County Government

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

## Legislation Text

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File #: 2020-0084, Version: 1

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**Public Hearing:** YES ☒ NO ☐

**Department:** Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** 5 & 7

**Application of Senior Design Group LLC c/o Battle Law PC to rezone property from R-100 (Residential Medium Lot) District to RSM (Small Lot Residential Mix) District to develop a mixed residential community consisting of both single-family detached and attached units, at 1705 Panola Road.**

**PETITION NO:** N3. Z-20-1243750 (2020-0084)

**PROPOSED USE:** Single-Family Detached and Attached Subdivision

**LOCATION:** 1705 Panola Road

**PARCEL NO. :** 16-037-01-002

**INFO. CONTACT:** Karen Hill

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

**PURPOSE:**

Application of Senior Design Group LLC c/o Battle Law PC to rezone property from R-100 (Residential Medium Lot) District to RSM (Small Lot Residential Mix) District to develop a mixed residential community consisting of both single-family detached and attached units with a maximum of 131 units at a density of 5.72 units per acre within the Greater Hidden Hills Overlay District. The property is located on the west side of Panola Road, approximately 430 feet north of the intersection of Panola Road and Young Road, at 1705 Panola Road, Stone Mountain, GA. The property has approximately 1,016 feet of frontage along the west side of Panola Road and contains 22.99 acres.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** Approval.

**PLANNING COMMISSION:** No recommendation.

**PLANNING STAFF:** Approval with conditions.

**STAFF ANALYSIS:** The proposed request to rezone property from R-100 (Residential Medium Lot-100) District to RSM (Small Lot Residential Mix) District to construct 131 units consisting of single-family detached and attached housing units at a proposed density of 5.39 units per acre is compatible with the surrounding and adjacent properties and complies with the RSM district standards. The request is compatible with the Suburban (SUB) Character Area in the 2035 Comprehensive Land Use Plan and the following policies:

density increases, infill development and residential protection. Therefore, it is the recommendation of Planning and Sustainability Department that the rezoning from R-100 (Residential Medium Lot-100) District to RSM (Small Lot Residential Mix) District be “Approved, with staff’s recommendation conditions”.

**PLANNING COMMISSION VOTE: No vote. Three motions failed and, therefore, this item moves forward to the BOC with no recommendation from the Planning Commission.** Motion details: **1st Motion:** G. McCoy moved. J. West seconded for a Full Cycle Deferral to allow the applicant to submit a new site plan. The motion failed 3-5-0. **2nd Motion:** E. Patton moved, P. Womack, Jr. seconded for Approval with Staff’s modified conditions as follows: Condition #7 - Rental cap shall be 35%; and, condition #10 - replace stucco with hardi-plank. The motion failed 2-6-0. **3rd Motion:** J. Johnson moved, P. Womack, Jr. seconded for Approval with Staff’s modified condition as follows: - Condition #7 - Rental cap shall be 25%. The motion failed 4-4-0.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 7-0-0.**