



DeKalb County Government

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

Legislation Text

File #: 2021-2424, Version: 1

Substitute

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 4 & 6

Application of Michael Gamble to rezone properties from O-I (Office-Institutional) District to MR-2 (Medium Density Residential-2) District to construct single-family attached townhomes, at 2382 Lawrenceville Highway .

PETITION NO: N1. Z-21-1244664 2021-2424

PROPOSED USE: Single-family attached townhomes.

LOCATION: 2382 Lawrenceville Highway.

PARCEL NO. : 18-116-01-031

INFO. CONTACT: John Reid, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Michael Gamble to rezone properties from O-I (Office-Institutional) District to MR-2 (Medium Density Residential-2) District to construct single-family attached townhomes. The property is located on the west side of Lawrenceville Highway, opposite Robinhood Road, at 2382 Lawrenceville Highway in Decatur, Georgia. The property has approximately 282 feet of frontage along Lawrenceville Highway and contains 0.81 acre.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: Approval with Conditions.

PLANNING STAFF: Approval with Conditions.

STAFF ANALYSIS: The rezoning request appears to be consistent with the policies and strategies of the Commercial Redevelopment Corridor (CRC) Character Area to “focus development on parcels that abut the designated Commercial Redevelopment Corridor” and “create pedestrian scale communities that focus on the relationship between the street, buildings, streetscape improvements and people” (CRC Policy #18 & #4). The proposed MR-2 zoning and three-story townhomes are consistent with the MR-2 zoning and three-story townhomes to the north and west and are appropriate along a four-lane major arterial road (Lawrenceville Highway). Additionally, the plan

provides more open space than is required by the zoning ordinance (50% provided and 15% required) and is providing abundant internal sidewalks to connect all the proposed units to a landscaped public sidewalk along Lawrenceville Highway. Although the proposed plan does not comply with all the MR-2 zoning requirements (see compliance table in staff report), the Planning and Sustainability Department recommends "Approval, with conditions".

PLANNING COMMISSION VOTE: Approval with Conditions 7-0-2. LaSonya Osler moved, Gwendolyn McCoy seconded for Approval with Staff's recommended nine (9) conditions. Tess Snipes and Jana Johnson abstained.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 12-0-0. Discussion centered around the land use being appropriate adjacent to condominiums and institutional uses, and there was some concern about traffic sight distance issues with turning left from the property due to a blind hill.