



DeKalb County Government

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

Legislation Text

File #: 2021-2933, Version: 1

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 03; Super District 07

Application of Griffin & Davis Consulting, Inc. to amend the Future Land Use Map from Suburban (SUB) to Traditional Neighborhood (TN) to allow development of single-family attached townhomes, at 1484 Columbia Drive.

PETITION NO: N8. LP-21-1245127 (2021-2933)

PROPOSED USE: To amend the Future Land Use Map from Suburban (SUB) to Traditional Neighborhood (TN) for s.f. attached townhomes.

LOCATION: 1484 Columbia Drive, Decatur, Ga.

PARCEL NO. : 15-186-04-028; 15-186-04-029

INFO. CONTACT: Brian Brewer, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Griffin & Davis Consulting, Inc. to amend the Future Land Use Map from Suburban (SUB) to Traditional Neighborhood (TN) to allow development of single-family attached townhomes. The property is located on the east side of Columbia Drive, approximately 337 feet north of Columbia Circle, at 1484 Columbia Drive (a.k.a. 1500 Columbia Drive), and the rear of 1512 Columbia Drive on the east side of Columbia Drive approximately 237 feet north of Columbia Circle at 1520 Columbia Circle, Decatur, Georgia. The property has approximately 406 feet of frontage on Columbia Circle (1484 Columbia Drive) and no frontage (1520 Columbia Circle) and contains 2.79 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: Denial.

PLANNING STAFF: Denial.

STAFF ANALYSIS: The intent of the Traditional Neighborhood Character Area is to preserve the style and appeal of older traditional neighborhood communities. These areas primarily consist of residential areas in older parts of the community that were typically developed prior to WWII. The characteristics include higher pedestrian orientation, sidewalks, and more grid-like street patterns. They have on-street parking, small, regular lots, and buildings closer to the front property line. Many of these areas have a predominance of alleys and neighborhood-scale commercial scattered throughout. The proposed density for areas of this type is up to

12 dwelling units per acre. Primary Land Uses Include: Traditional Single-Family Residential Homes Apartments Assisted Living Facilities Neighborhood Retail Schools Libraries Health Care Facilities Parks and Recreational Facilities Institutional Uses Traditional Neighborhood Character Area Policies: 1. Residential Protection - Protect stable neighborhoods from incompatible development that could alter established residential development patterns and density. Protect stable neighborhoods adjacent Activity Centers from incompatible development that could alter established residential development patterns and density. 2. Traditional Neighborhood Principles Encourage residential development to conform with existing traditional neighborhood development principles including, existing grid street patterns, a higher mix of uses, and increased pedestrian access to retail and other activities. 3. Non-Residential Development - The non-residential development in suburban areas shall be limited to small-scale convenience goods/services to meet the needs of the surrounding residents. Small scale nonresidential development shall be limited to qualifying intersections (collector roadway and above). 4. Density Increases - This shall be evaluated for their impact on county facilities and shall not degrade the overall quality of service delivery and quality of life for the surrounding established neighborhood. 5. Walkability - Locate development and activities within easy walking distance of transportation facilities. 6. Infill Development - Enforce residential infill development regulations in efforts to preserve and stabilize existing neighborhoods. 7. Infill Development - Permit accessory housing units, or new well-designed, small-scale infill multifamily residences to increase neighborhood density and income diversity. 8. Transitional Buffer - In areas adjacent to Activity Centers, require the transition of higher densities/intensities to occur within Activity Center and abiding by the delineated Activity Center boundary. 9. Greenspace - Wherever possible, connect to a regional network of greenspace and trails, available to pedestrians. 10. Connectivity - Connect new streets and minimize or prohibit cul-de-sacs to disperse traffic, shorten walking/biking trips. 11. Street Design - Promote street design that fosters traffic calming including narrower residential streets, on-street parking, and the addition of bicycle and pedestrian facilities. 12. Bicycle and Pedestrian - Encourage good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity, connectivity to adjacent properties/ subdivisions, and multiple site access points. 13. Transportation Alternatives - Provide a variety of transportation alternatives such as bicycle and pedestrian paths and greenway areas. 14. Sense of Place - Promote sense of place initiatives such as public art, fountains, plazas, signage and other design guidelines to improve the public realm. 15. Density - Promote moderate density, traditional neighborhood development style residential subdivisions, which may utilize alley ways and rear vehicular access. 16. Nodes - (A) Create neighborhood focal points through the use of existing pockets parks and squares for community activities. (B) Create neighborhood focal points by locating schools, community centers, or well-designed small commercial centers at suitable locations within walking distance of residences. 17. Street Character - Improve street character with consistent signage, lighting, landscaping and other design features. 18. Architecture - Encourage compatible architecture styles that maintain regional and neighborhood character. It is staff's opinion that the development proposal is inconsistent with the intent and policies of the Traditional Neighborhood Character Area. Therefore, the Department of Planning and Sustainability recommends "Denial" of the Land Plan Map Amendment application.

PLANNING COMMISSION VOTE: Denial 9-0-0. Vivian Moore moved, LaSonya Osler seconded for Denial, per Staff recommendation.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 5-3-1. CC-3 Board members and some neighbors voiced concerns about the proposed detention facility and townhome heights, as well as the impact of both on surrounding single-family properties. Some neighbors expressed support for the increased density of the proposal as envisioned by a plan for the Glenwood-Columbia Drive area.