



DeKalb County Government

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

Legislation Text

File #: 2021-2907, Version: 1

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 04; Super District 06

Application of Housing Development Corporation c/o Keri Taylor-Spann to amend the Future Land Use Map from Suburban (SUB) to Commercial Redevelopment Corridor (CRC) to allow the construction of a multi-family residential and single-family attached townhome development, at 4698 E. Anderson Road. PETITION NO: N6. LP-21-1245068 (2021-2907)

PROPOSED USE: To amend the Future Land Plan Map from Suburban (SUB) to Commercial Redevelopment Corridor (CRC) to allow the construction of a multi-family residential and single-family attached townhome development.

LOCATION: 4698 E. Anderson Road, Stone Mountain, Georgia 30083

PARCEL NO. : 18-071-02-031

INFO. CONTACT: Brian Brewer, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Housing Development Corporation c/o Keri Taylor-Spann to amend the Future Land Use Map from Suburban (SUB) to Commercial Redevelopment Corridor (CRC) to allow the construction of a multi-family residential and single-family attached townhome development. The property is located on the east side of West Anderson Road (paper right-of-way only, no frontage), approximately 850 feet north of Memorial Drive at 4698 East Anderson Road in Stone Mountain, Georgia. The property has approximately 570 feet of frontage along West Anderson Road and contains 2.56 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Denial.

PLANNING COMMISSION: Withdrawal without Prejudice.

PLANNING STAFF: Withdrawal Without Prejudice.

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, on-site parking, moderate floor to area ratio and large tracts of land. The proposed density for areas of this type is up 18 dwelling units per acre, with a maximum height of 3 stories. **Primary Uses of Commercial Redevelopment Corridor Include:** Townhomes, Condominiums, Apartments,

Health Care Facilities Retail, and Commercial Office Institutional Uses Entertainment and Cultural Facilities Park and Recreational Facilities Public and Civic Facilities **Major CRC Corridors Include:** Memorial Drive, Lawrenceville Highway, Covington Highway, Panola Road, Turner Hill Road, Rock Chapel Road, Hairston Road. This overall development proposal is between the *Hambrick Village Tier* and the *Gateway East Tier* of the **Memorial Drive Corridor Revitalization Plan**. The subject property is located in an area that the plan recommends ‘Retain Existing Intensity.’ The subject parcel lacks street frontage and is unlikely to be developed as housing under its current zoning and future land use designations. Incorporating the subject parcel into the proposed mixed development offers transition of housing type to the surrounding single-family residential development pattern. It is staff’s opinion that the development proposal is consistent with the recommendations of the 2035 Comprehensive Plan as well as the Memorial Drive Corridor Revitalization Plan. However, the applicant notified staff of their wishes to withdraw this application. Staff does not object to the applicant’s request. Therefore, staff’s recommendation for this Land Plan Amendment application is “Withdrawal Without Prejudice”.

PLANNING COMMISSION VOTE: Withdrawal without Prejudice 8-0-0. LaSonya Osler moved, Gwendolyn McCoy seconded for Withdrawal without Prejudice, per the Applicant’s request. Jon West was not present for this case and vote due to a conflict of interest.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Denial 11-0-0. Denial based on the environmental concerns of numerous property owners that live adjacent or close to the property. Discussion included concerns that this property currently serves as stormwater detention system for large areas upstream, and that there would be significant flooding impacts if this property were to be developed as proposed by the applicant. Some surrounding property owners indicated that the applicant should focus on other existing apartments complexes along Memorial Drive to redevelop instead of building new structures on this property and exacerbate the existing flood problems in the area.