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COMMUNITY COUNCIL RECOMMENDATIONS

Planning Commission Meeting Date - Tuesday, September 1, 2020
Board of Commissioners Meeting Date - Thursday, September 24, 2020

Deferred Case(s)			
D1	Z-20-1243836	AHS Residential	Comm Dist: 4 & 6
Approval		10-0-1	
D2	Z-20-1243841	Parkland Communities, Inc c/o Battle Law PC	Comm Dist: 5 & 7
Approval with Conditions		7-1-0	Approve the rezoning with the condition that traffic remediation measures will be taken if the soon to be released traffic study suggests such measures.
D3	Z-20-1243958	Parkland Communities Inc. c/o Battle Law P.C.	Comm Dist: 4 & 7
Denial		9-1-1	Denial, subject to further information from Department of Transportation regarding required road improvements to address traffic concerns.
D4	Z-20-1243972	Future Capital Investment c/o Mr. Kirk Harvey	Comm Dist: 4 & 7
Denial		11-0-0	"Denial" until a site plan is completed showing distance between structures and landscaping. Discussion included traffic concerns along Bermuda Road and compatibility with the surrounding area. Some neighbors discussed that they would support a rezoning if the product was complimentary with the established single-family detached lot pattern, the proposed homes were more "suburban" instead of "urban" and were in line with the looks of homes in the surrounding area, maximum density was 3.6 units per acre, buildings were a minimum of 10 feet apart, the location of open space was maintained, and that sidewalks were constructed along the road frontage. Other neighbors present opposed the rezoning citing traffic congestion concerns with the additional units and that the proposed style of homes was not comparable to the surrounding area.
New Case(s)			
N1	SLUP-20-1244105	Focus Brands c/o Julie Sellers	Comm Dist: 2 & 6
Approval		4-0-0	
N2	LP-20-1244107	Stein Investment Co., LLC c/o Dennis J Webb	Comm Dist: 2 & 6
Deferral		4-0-0	The Community Council wanted more feedback from the community.
N3	Z-20-1244108	Stein Investment Co., LLC c/o Dennis J Webb	Comm Dist: 2 & 6
Deferral		4-0-0	The Community Council wanted more feedback from the community.

N4	SLUP-20-1244110	Embry Hills Church of Christ c/o Michelle Battle	Comm Dist: 1 & 7
Deferral	4-0-0	Pending hydrology study.	
N5	LP-20-1244114	D.R. Horton-Crown LLC c/o Battle Law, P.C.	Comm Dist: 5 & 7
Approval with Conditions	10-0-0	Approve with condition for applicant to continue dialogue with the community and the county Transportation Division to address traffic concerns for development in the area.	
N6	Z-20-1244113	D.R. Horton-Crown LLC c/o Battle Law, P.C.	Comm Dist: 5 & 7
Approval with Conditions	10-0-0	Approve with condition for applicant to continue dialogue with the community and the county Transportation Division to address traffic concerns for development in the area.	
N7	Z-20-1244119	Daniel J. Reuter	Comm Dist: 2 & 6
Deferral	4-0-0		
N8	Z-20-1244120	APC Contractors Inc	Comm Dist: 3 & 7
No Quorum	0-0-0	No quorum. Board members present at the meeting recommended "Full Cycle Deferral" to allow time for members of the Midway Woods Neighborhood Association and other neighbors to meet with the applicant and discuss concerns about the effect of the development on surrounding local streets, stormwater detention, impact on the schools, and other issues.	
N9	TA-20-1244141	Director of Planning and Sustainability	Comm Dist: 4 & 6
Approval with Conditions	7-3-0	Approval with the condition that land use character areas and zoning districts do not change. Discussion included diversity of community outreach and the status of Land Use Character areas.	