

**STAFF REPORT**  
**Planning Commission Meeting: June 15, 2023**  
**City Council Meeting: July 3, 2023**

**Case:** RZ-2023- 02

**Current Zoning:** RS- Single Family Residential

**Proposed Request:** Rezone property from RS (Residential Single-Family) to RM (Residential Multi-Family)

**Staff Report Compiled By:** LaShawn Gardiner

**Staff Recommendation:**

**APPLICANT INFORMATION**

**Owner of Record:** Divine Dream Homes ATL

**Applicant:** Divine Dream Homes ATL

**Address:** 2486 Moreland Ave.

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**City/State:** Atlanta, GA 30315

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**PROPERTY INFORMATION**

**Parcel Numbers:** 13015C A003,13015C A009

**Acreage:** 1.628

13015C A002

**Address:** 0 Scott Road

**FLU:** Industrial

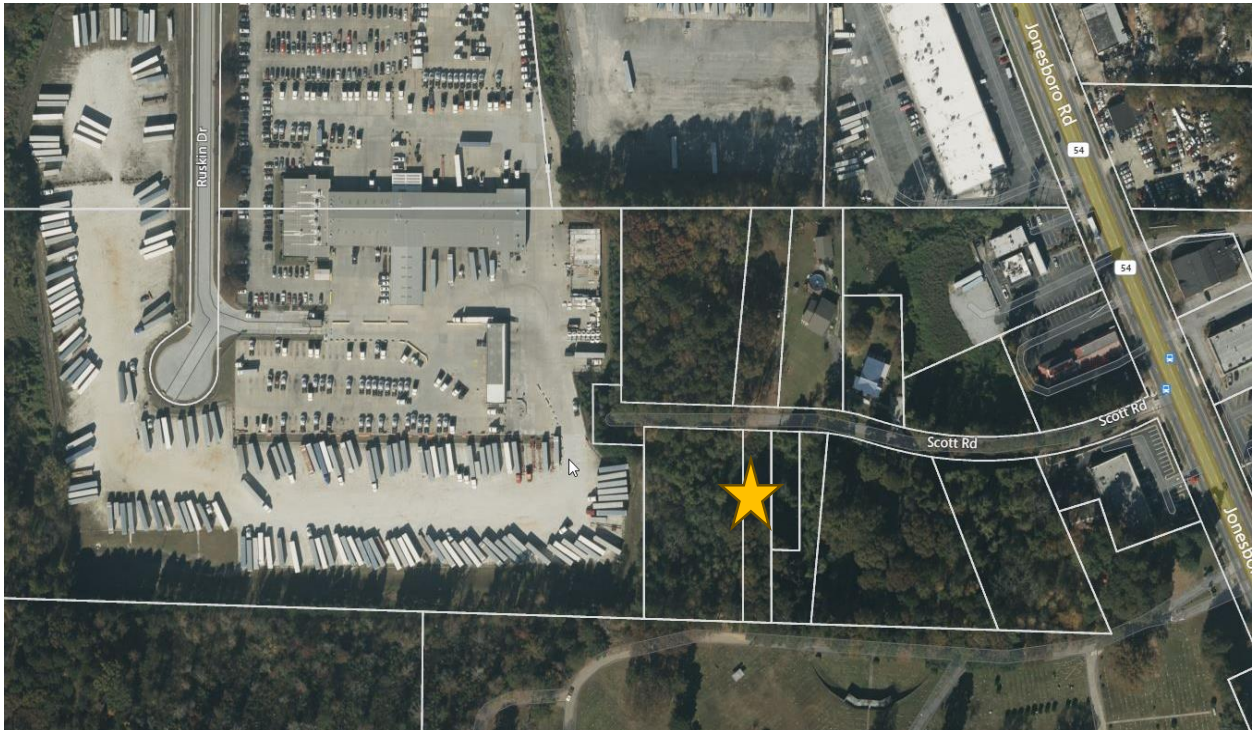
**SUMMARY & BACKGROUND**

The subject property is located at 0 Scott Road. The parcel numbers are 13015C A0063, 13015C A009, and 13015C A002. The subject parcels are currently zoned RS (Single-Family Residential). The property is currently wooded and undeveloped. The applicant's request is to rezone the property from RS (Single-Family Residential) to RM (Multi-family Residential). The parcel is 1.628 acres.

The applicant is requesting to rezone the property from RS (Single-family residential) to RM (Multi-family residential) with the intent to build 16 townhomes.

The future land use designates the subject property as industrial.

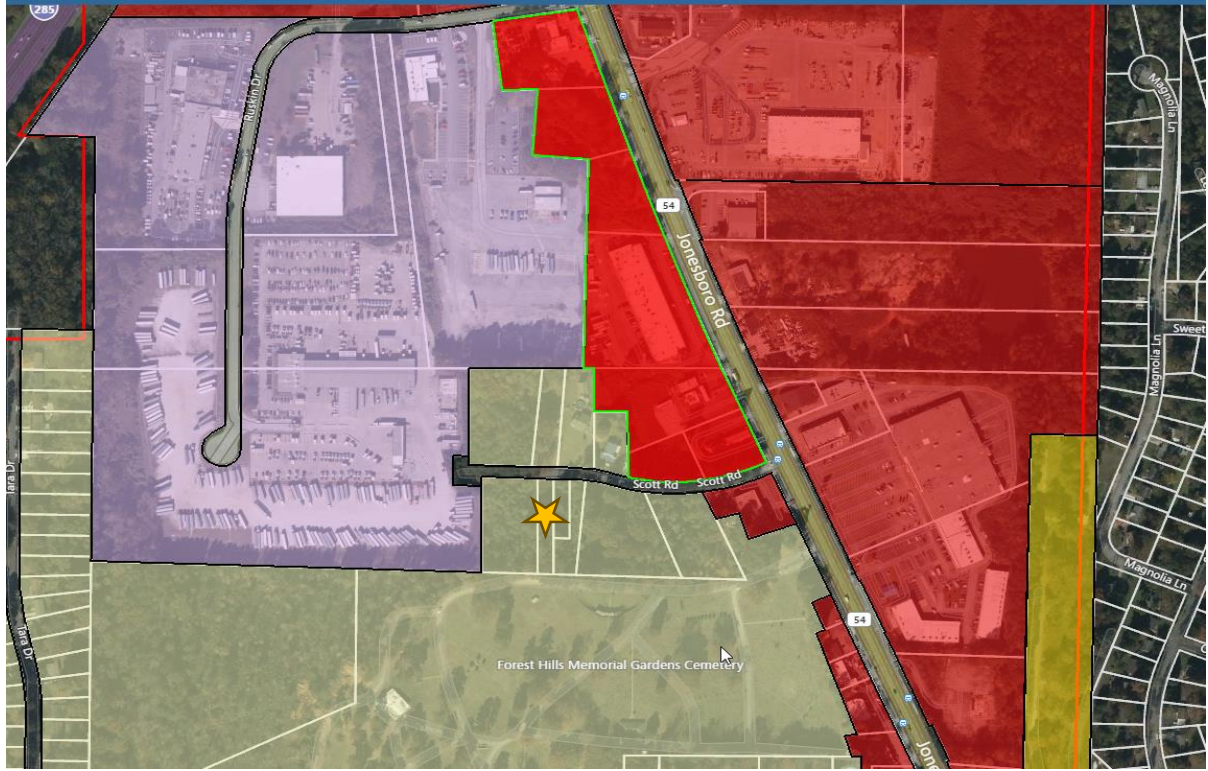
**AERIAL MAP**



**ZONING CLASSIFICATION OF CONTIGUOUS PROPERTIES**

<b>North</b>	RS (Single-Family Residential)	<b>East</b>	RS (Single Residential)
<b>South</b>	RS (Single Family Residential)	<b>West</b>	LI ( Light Industrial) & RS (Single-Family Residential)

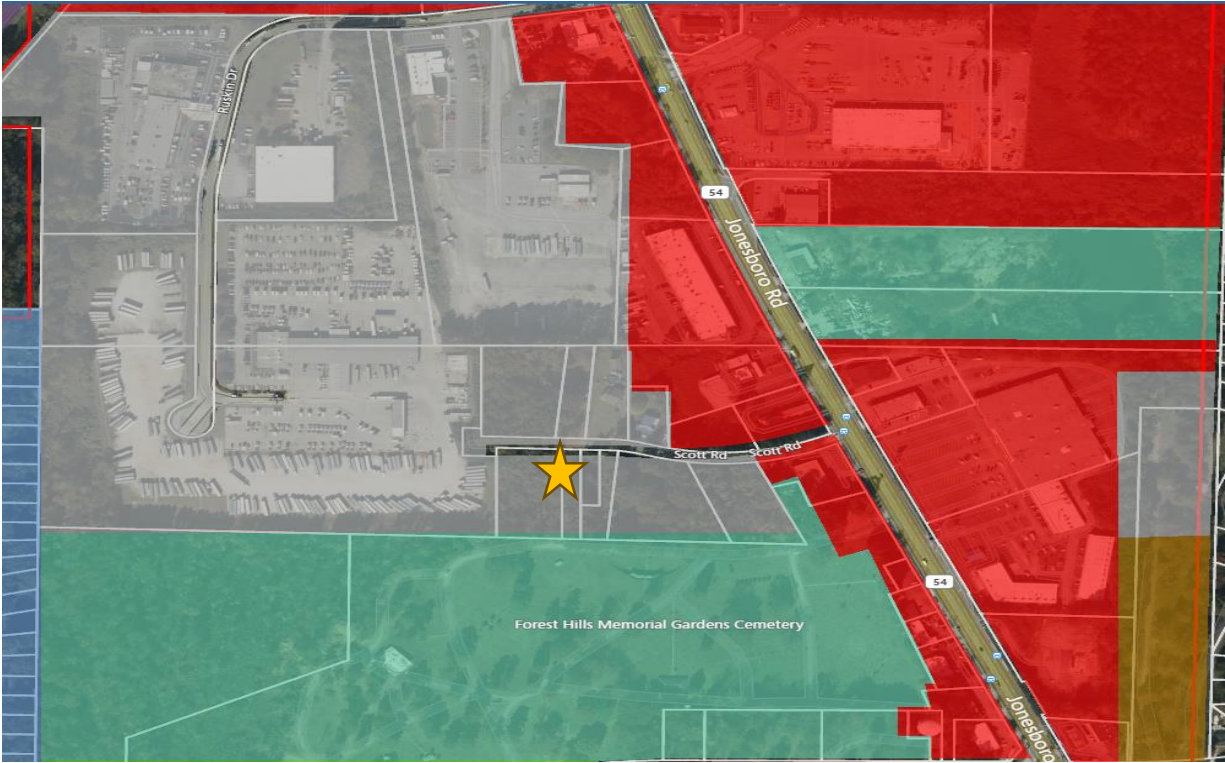
**ZONING MAP**



**Current Zoning: RS**



**FUTURE LAND USE MAP**



**Future Land Use: Institutional**  
**Surrounding Properties**



**3 Single Family Homes Across the Road**



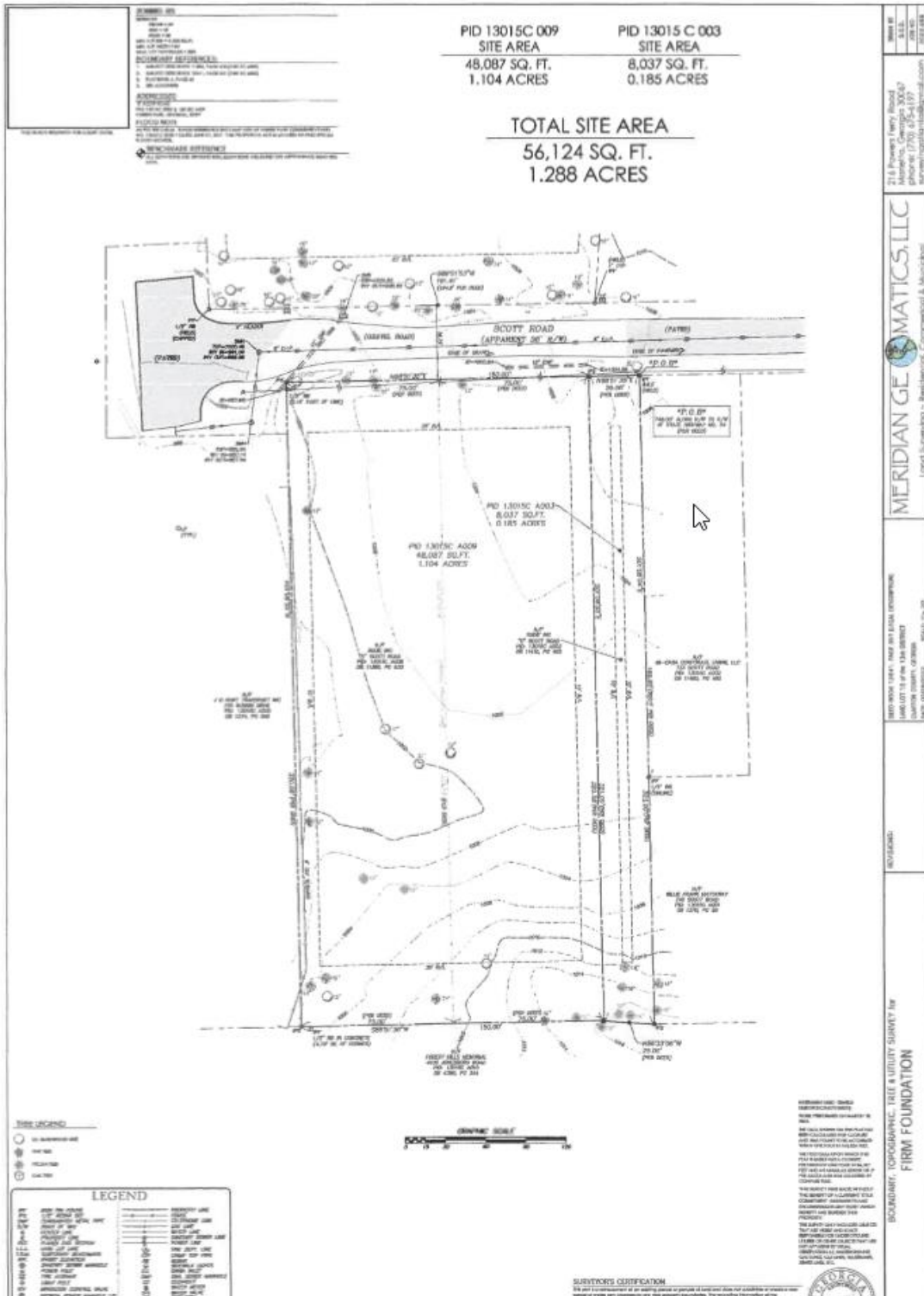


**Vacant, wooded parcel North of parcel 13015C A009**



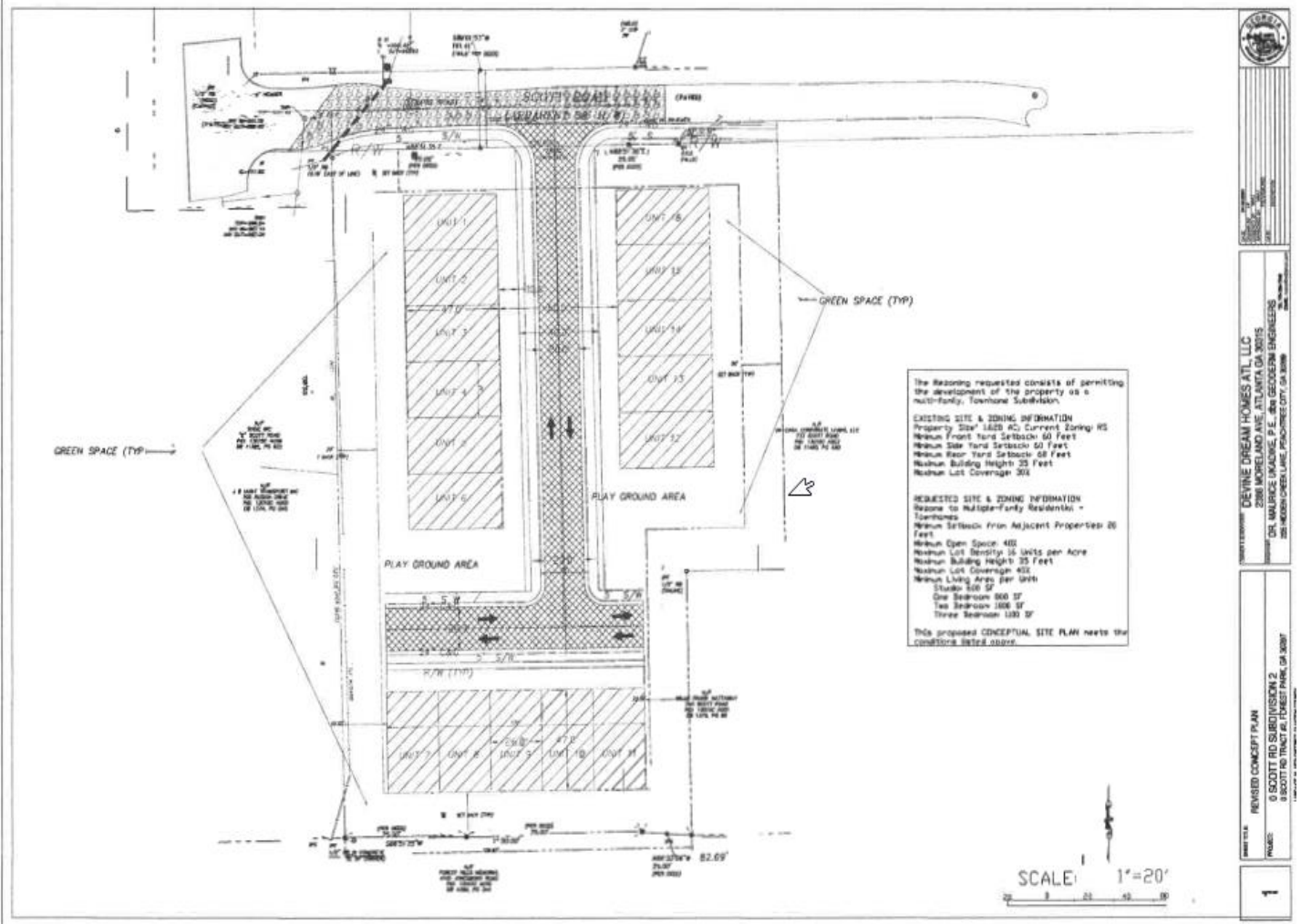
**J.B. Hunt Trucking West of parcel 13015C A009**

**BOUNDARY SURVEY**





**SITE PLAN**



The Rezoning requested consists of permitting the development of the property as a multi-family, Townhome Subdivision.

**EXISTING SITE & ZONING INFORMATION**  
 Property Size: 1.628 ac Current Zoning: RS  
 Minimum Front Yard Setback: 60 Feet  
 Minimum Side Yard Setback: 50 Feet  
 Minimum Rear Yard Setback: 25 Feet  
 Maximum Building Height: 35 Feet  
 Maximum Lot Coverage: 30%

**REQUESTED SITE & ZONING INFORMATION**  
 Rezone to Multi-Family Residential - Townhomes  
 Minimum Setback from Adjacent Properties: 20 Feet  
 Minimum Open Space: 40%  
 Maximum Lot Density: 18 Units per Acre  
 Maximum Building Height: 35 Feet  
 Maximum Lot Coverage: 40%  
 Minimum Living Area per Unit:  
 Studio: 550 SF  
 One Bedroom: 600 SF  
 Two Bedrooms: 1000 SF  
 Three Bedrooms: 1100 SF

This proposed CONCEPTUAL SITE PLAN meets the conditions listed above.

**DEVIENE DREAM HOMES AT L.L.C.**

2088 MORELAND AVE. ATLANTA, GA 30315

DR. MALCOLM MALONE, P.E. AND GEORGE P. ENGINEERS

3000 NORTH CHERLAW, POWDER SPRING, GA 30141

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**REVISION CONCEPT PLAN**

0 SCOTT RD SUBDIVISION 2

0 SCOTT RD TRACT #4, FOREST PARK, GA 30057

**CONCEPT PLAN**



This site plan including measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing the site plan.

**Scott Road Forest Park, GA**

**Impact Summary**

Would the proposed amendment be consistent and compatible with the city's land use and development, plans, goals, and objectives:  Yes  No *The subject property is flanked by industrial zoned property to the west and residential zoned property north, east, and south. Forest Hills Memorial Garden Cemetery is south of the property and is zoned residential.*

Would the proposed amendment tend to increase, to decrease, or to have no impact on traffic safety and congestion in the streets?  Increase  Decrease  No Impact *Currently, there are only 3 homes on Scott Road. The construction of additional homes will result in an increase in traffic. Scott Road is an existing road and is below city standards and two-way traffic flow is at a minimum.*

Would the proposed amendment tend to increase, to decrease, or to have no relationship to safety from fire



and other dangers?  **Increase**  **Decrease**  **No Relationship** *Safety would be a concern for fire due to design of roadway and traffic circulation in and out of the property.*

Would the proposed amendment tend to promote, to diminish, or to have no influence on the public health and general welfare of the city?  **Promote**  **Diminish**  **No Influence**

Would the proposed amendment tend to increase, to decrease or to have no influence on the adequacy of light and air?  **Promote**  **Diminish**  **No Influence**

Would the proposed amendment tend to cause, to prevent, or to have no influence on the overcrowding of land?  **Cause**  **Prevent**  **No Influence** *The proposed amendment could potentially cause overcrowding on the property. Currently the ordinance encourages only 16 units per acre in RM zoned districts. The applicant is proposing to construct 16 townhouses on this tract of property.*

Would the proposed amendment tend to cause, to prevent, or to have no relationship on the population distribution within the city, thus creating any area as dense in population as to adversely affect the health, safety, and general welfare of the city?  **Cause**  **Prevent**  **No Relationship**

Would the proposed amendment tend to impede, to facilitate, or to have no impact on the adequate provision of transportation, water, sewerage, other public services, utilities or facilities?

**Impede**  **Facilitate**  **No Impact** *The circulation and the increase of traffic could potentially impact transportation on Scott Road.*

Would the proposed amendment tend to be compatible with environmental conditions in light of surrounding developments? If compatible, what factors, if any, would diminish the value, use and enjoyment of surrounding properties?  **Yes**  **No** *There are no known contributing factors that will affect the value, use and enjoyment of surrounding properties, however the roadway is substandard. Any development on subject property would negatively impact the flow of traffic for the existing three homes.*

Would the proposed amendment tend to promote, to diminish, or to have no influence upon the aesthetic effect of existing and future uses of the property and the surrounding area?

**Promote**  **Diminish**  **No Influence** *Based on the design characteristics of the townhomes, the project could enhance the aesthetics of the surrounding area.*

Would the proposed amendment have measurable adverse economic effect on the value of surrounding or adjacent property?  **Yes**  **No** *The proposed development could positively impact the use of the surrounding residential properties based on its characteristics and sale prices.*

Would the proposed amendment create an isolated district, unrelated to adjacent and nearby districts?

**Yes**  **No** *The proposed development would create an isolated district; however, it would be a transition from the surrounding industrial uses to the single-family uses currently on Scott Road.*

### **Staff Review**

The following departments/divisions had no issues or concerns regarding the requested rezoning:

- Public Works, Police, and Building Inspector. The fire department expressed concern about the design, water availability, road width, and accessibility.

### **Staff Recommendation**

The requested rezoning from RS (Single-Family Residential) to RM (Residential Multi-family) zoning category would allow for the property to be developed and result in an increase in the tax base in the city. The property if rezoned and developed would be a transitional use between the two current uses, industrial and residential single family. The proposed amendment will not cause an adverse impact on the surrounding community. **Staff recommends Approval of the rezoning request** along with the following conditions:

1. Scott Road shall be improved to city standards prior to development.
2. All buildings shall be constructed of brick, stone, wood, stucco, or any combination thereof.
3. There shall be differential architectural features between units, no adjacent units shall have the same design characteristics or features or identical.
4. Each unit shall provide 2-car garages.
5. Adhere to the buffer standards as specified in the current code between industrial and residential development.
6. Any deviations from the conditions shall be approved by the Planning Commission.