

Planning Commission Hearing Date: July 7, 2026
Board of Commissioners Hearing Date: August 13, 2026

STAFF ANALYSIS

CASE NO.:	Z- 26- 1248109	File ID #: 2026-0825
Address:	1670 Henrico Rd, Conley, GA 30228	Commission Districts: 3 & 6
Parcel ID(s):	15 046 01 004	
Request:	To rezone property from Tier 4a of the Bouldercrest Overlay District (BOD) within the Soapstone Historic District with an underlying zoning of M (Light Industrial) district to Tier 5 of the BOD within the Soapstone Historic District with an underlying R-100 (Residential Medium Lot-100) zoning district to allow for future single-family detached residential development.	
Property Owner(s):	Hmng Real Estate LLC c/o My Nhung Nguyen	
Applicant/Agent:	Planning & Sustainability Director	
Acreage:	5.4 acres	
Existing Land Use:	Truck Parking	
Surrounding Properties:	North: Vacant land; South: Truck and Trailer Repair & Parking East: Vacant land West: Interstate 675	
Adjacent Zoning:	North: Tier 4a BOD/M South; Tier 4a BOD/M; East: Tier 4a BOD/M ; West: I-675	
Proposed Comp Plan:	SUB (Suburban) <u> X </u> Consistent <u> </u> Inconsistent	

STAFF RECOMMENDATION: WITHDRAWN WITHOUT PREJUDICE (REVISED 7/15/26)

BACKGROUND

This is a request initiated by the DeKalb County Planning & Sustainability Department to rezone 1670 Henrico Road from Light Industrial Tier 4a of the Bouldercrest Overlay District (BOD) with an underlying zoning of M (Light Industrial) district to Tier 5 single-family of the BOD with an underlying R-100 (Residential Medium Lot-100) zoning district to allow for future single-family detached residential development. There is also a companion land use amendment to change the property from Light Industrial (LIND) Character Area to Suburban (SUB) Character area (see companion case LP-26-1248110). The property is currently being used as a truck parking lot which is prohibited in Tier 4a of the BOD.

In addition to the proposed rezoning at 1670 Henrico, there is also a County-initiated proposed rezoning from Tier 4a Light Industrial to Tier 5 single-family for the property at 1734 Henrico Road approximately 400 feet to the east which currently contains an illegal truck parking operation. In between the County-initiated rezone requests there is a request to rezone 1680, 1690, and 1700 Henrico Road from industrial to single-family residential that is being requested by those property owners to allow 33 single-family lots.

STAFF ANALYSIS:

The BOD was adopted by the Board of Commissioners on March 22, 2013. The two primary industrial tiers include Tier 4 and Tier 4a. Tier 4A of the BOD is the industrial area along the east side of I-675 and west of the existing Georgia Power Overhead Utility Easement located south of I-285 and north of Cedar Grove Road. Because Tier 4A is only separated from residential neighborhoods by the utility easement, uses and standards are more stringent in this tier. Tier 4a is adjacent to Tier 5 which is a single-family residential tier to the east and, at this location, is currently developed with a single-family residential subdivision (Westside Place and Bouldercrest Phase 2). The remainder of Tier 4a appears to be developed with industrial uses including truck parking.

Some additional considerations regarding the application are as follows:

Goals or determinations in support of this project:

1. The proposed single-family zoning is consistent with the 2050 Comprehensive Plan's goal of encouraging "*new and diverse housing types to help the county meet market demand and support continued growth*" (Page 14, 2050 Comprehensive Plan Housing Opportunities)
2. The single-family residential subdivisions built circa 2005/2006 to the east (Westside Place and Bouldercrest Phase 2) appear to be a stable neighborhood, in good condition since the adoption of the BOD in 2013.
3. New construction of single-family home(s) is consistent with the purposes and intent of the BOD to "*improve the visual appearance and increase property values in the BOD community*" (Sec 3.39.1.A.6, Statement of Purpose and Intent, Bouldercrest Overlay District).
4. Providing opportunities for new residential development is consistent with the purpose and intent of the BOD to "*enhance the long term viability of the district by encouraging new commercial, industrial, and residential developments that increase the tax base and provide employment opportunities for the citizens of DeKalb County*". (Page Sec 3.39.1.A.7, State of Purpose and Intent, Bouldercrest Overlay District)
5. No industrial development has occurred on the subject properties since the BOD was originally established in 2013 calling into question the viability of industrial uses at this location.
6. Since the subject properties fall at the northern edge of Tier 4a and most of the remaining Tier 4a areas to the south are developed with industrial uses/truck parking uses, it does not appear that changing to a residential Tier 5 will adversely impact the viability of the remaining Tier 4a or the BOD.

Goals or determinations in opposition to this project: Typically, properties located along a truck route (Henrico Road) with frontage along two interstates (I-675 and I-285) are more suited for commercial or industrial uses. However, the subject properties do not have direct access to these interstates. There is already a strong zoning boundary line of demarcation between Tier 4a Industrial and Tier 5 Residential that extends to the south, almost to Cedar Grove Road. LIND Character areas encourage "locating industrial centers in areas with good access to interstates and truck routes, and to direct industrial development to existing industrial districts, especially sites with limited negative environmental impacts" (Page 51, LIND Character Area Goals).

1. The encroachment of residential into industrial zoned lands could set a precedent for similar future encroachments, however it appears that most of the Tier 4a lands have already been developed so this risk may be overstated.
2. The LIND Character area calls for "*conducting small area plans and freight cluster studies to better define industrial areas and address transitions and traffic impacts*" (Page 51, LIND Character Area Goals, 2050 Comprehensive Plan). A Small Area Plan (SAP) is currently underway which includes the subject properties, but that SAP is not anticipated to be adopted until late 2026.
3. The properties fronting Henrico Road abutting the east and west side of one of the subject properties (1680 Henrico Road) currently contain truck parking. If approved, residents of the new single-family project will be accessing a heavy truck route and may encounter potential visual, traffic, and noise impacts from adjacent industrial uses.

However, the exiting neighborhood would have similar or more intense impacts in the future if these parcels were developed as currently entitled.

FINDINGS OF FACT:

The following findings address each of the applicable standards and factors under Section 27-7.3.5 of the DeKalb County Zoning Ordinance governing review of proposed rezoning applications.

A. Conformity with the policy and intent of the Comprehensive Plan.

Upon adoption of the companion land use amendment from Light Industrial (LIND) to Suburban (SUB), the property will be consistent with the SUB Character Area Designation, and advances the 2050 Comprehensive Plan's housing goals to encourage new and diverse housing types to meet market demand (2050 Comprehensive Plan, Housing Opportunities, P. 14).

B. Whether the proposed use is suitable in view of adjacent and nearby development.

The subject property, as well as a companion rezone case Z-26-1248111 at 1734 Henrico Road, are county-initiated rezone requests from industrial to single-family residential. These two county-initiated requests, as well as the adjacent residential rezone requests for the properties at 1680, 1690, and 1700 Henrico Road, would allow opportunities for residential development on the entire area north of Henrico Road, east of I-675, and west of a Georgia Power Easement which could minimize or eliminate any adverse impacts between industrial and residential uses. However, there are two community driven planning initiatives for the Bouldercrest area with additional community engagement underway. As a result, it appears that there may not be commissioner desire to act on the two county-initiated requests until after the planning initiative(s) are finalized.

C. Whether the property has a reasonable economic use as currently zoned.

The property is currently used as a truck parking lot, which is a prohibited use in Tier 4a industrial tier of the BOD. However there are other non-residential uses allowed in Tier 4a. Therefore it appears the property has a reasonable use as currently zoned.

D. Whether the proposal will adversely affect the existing use or usability of adjacent or nearby property.

The subject property, as well as a companion rezone case Z-26-1248111 at 1734 Henrico Road, are county-initiated rezone requests from industrial to single-family residential. These two county-initiated requests, as well as the adjacent residential rezone requests for the properties at 1680, 1690 and 1700 Henrico Road, would allow the opportunity for residential development on the entire area north of Henrico Road, east of I-675, and west of the Georgia Power Easement which could minimize or eliminate any adverse impacts between industrial and residential uses. However, there are two community driven planning initiatives for the Bouldercrest area with additional community engagement underway. As a result, it appears that there may not be commissioner desire to act on the two county-initiated requests until after the planning initiative(s) are finalized.

E. Whether other existing or changing conditions support approval or disapproval.

The ongoing Community-led Bouldercrest Small Area planning initiative process, anticipated for review in 2027, reflects the community's recognition that the current land use in this corridor may not be the most compatible.

F. Whether the proposal will adversely affect historic buildings, sites, districts, or archaeological resources.

The subject property is located within the Soapstone archaeological district. The applicant appeared before the DeKalb County Historic Preservation Commission on July 20, 2026. Comments from the HPC

included the following: 1. Residential is an appropriate and preferred land use over industrial; 2. Current industrial uses are not great for current archaeological sites, and at some point archaeological reporting needs to be done; and 3. Whenever development occurs, an archaeological monitor will be required.

G. Whether the proposal will result in excessive or burdensome use of streets, utilities, or schools.

Any future residential development on this parcel will have to comply with the DeKalb County Transportation Department right-of-way, dedication, pedestrian infrastructure, and sight distance requirements.

H. Whether the proposal adversely impacts the environment or surrounding natural resources.

No significant environmental constraints, wetlands, floodplain, or protected natural resources have been identified on the subject property that would be adversely impacted by proposed residential zoning designation. Standard land disturbance permit requirements and stormwater management conditions will apply at the time of development.

RECOMMENDATION:

While Staff originally recommended approval of this application, at this time a withdrawal is recommended in consideration of community-led small area planning initiative(s) currently underway. Therefore, based on review of Section 7.3.1 (initiations of proposals for text and map amendments), Section 7.3.5(a)(conformity with policy and intent of comprehensive plan), and Section 7.3.5(b)(suitability with adjacent and nearby properties) of the Zoning Ordinance, it is the recommendation of the Planning Director that the rezone application be ***“Withdrawn without prejudice”***.

1670 HENRICO ROAD

N7/N8 -2026-0824 & 2026-0825

COMMISSION DISTRICT: 3
SUPER DISTRICT: 6

COMMUNITY COUNCIL

Full Cycle Deferral

PLANNING COMMISSION

STAFF RECOMMENDATION
APPROVAL

Amend CHARACTER AREA FROM LIND TO SUB

AND

**REZONE FROM INDUSTRIAL TIER 4A OF BOULDERCREST OVERLAY DISTRICT
TO SINGLE-FAMILY TIER 5
TO ALLOW FOR SINGLE-FAMILY DEVELOPMENT**

1734 HENRICO ROAD

N9/N10 -2026-0826/2026-0827

COMMISSION DISTRICT: 3
SUPER DISTRICT: 6

COMMUNITY COUNCIL

Full Cycle Deferral

PLANNING COMMISSION

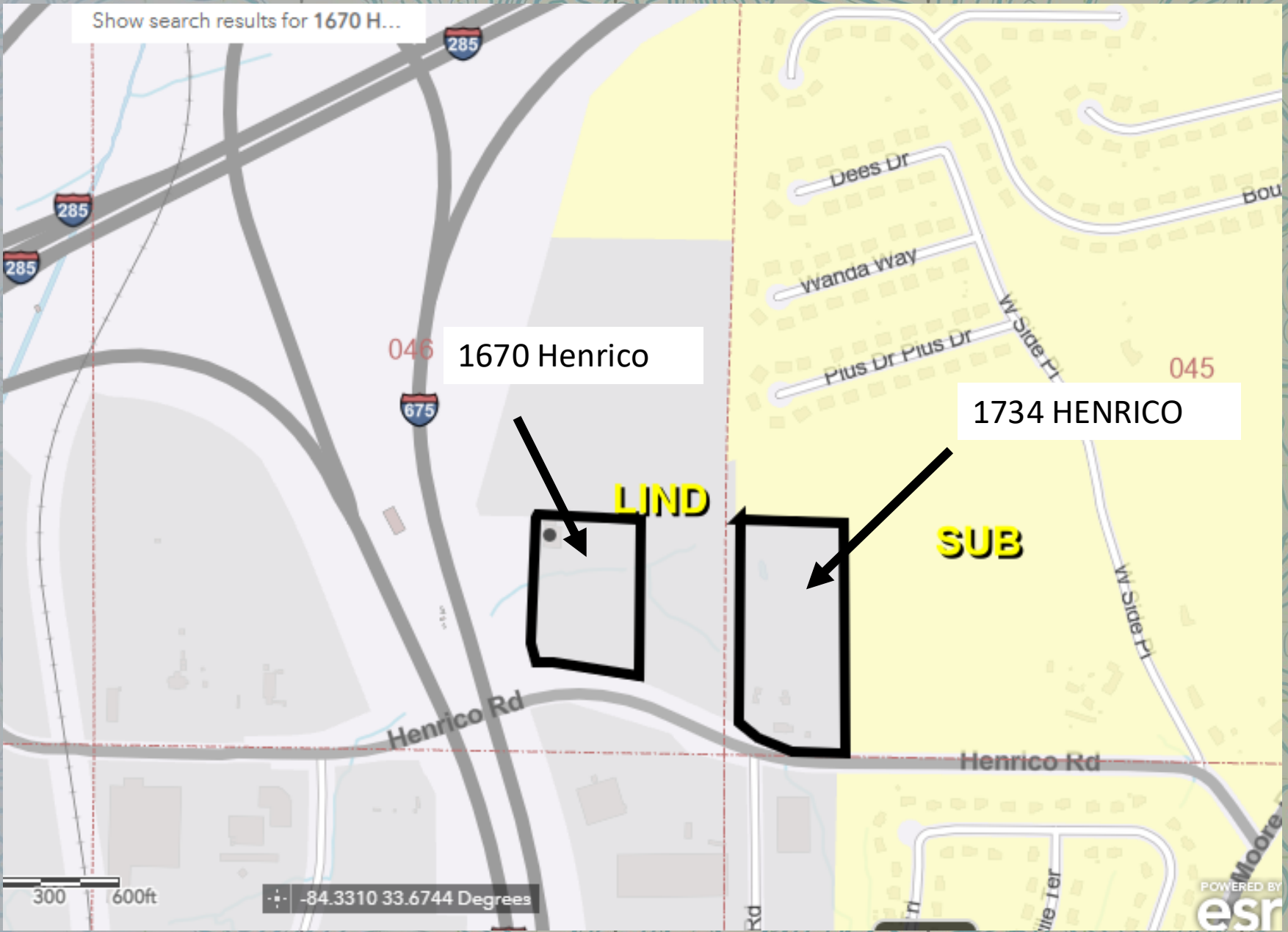
STAFF RECOMMENDATION
APPROVAL

AMEND CHARACTER AREA FROM LIND (LIGHT INDUSTRIAL) TO SUB (SUBURBAN)

AND

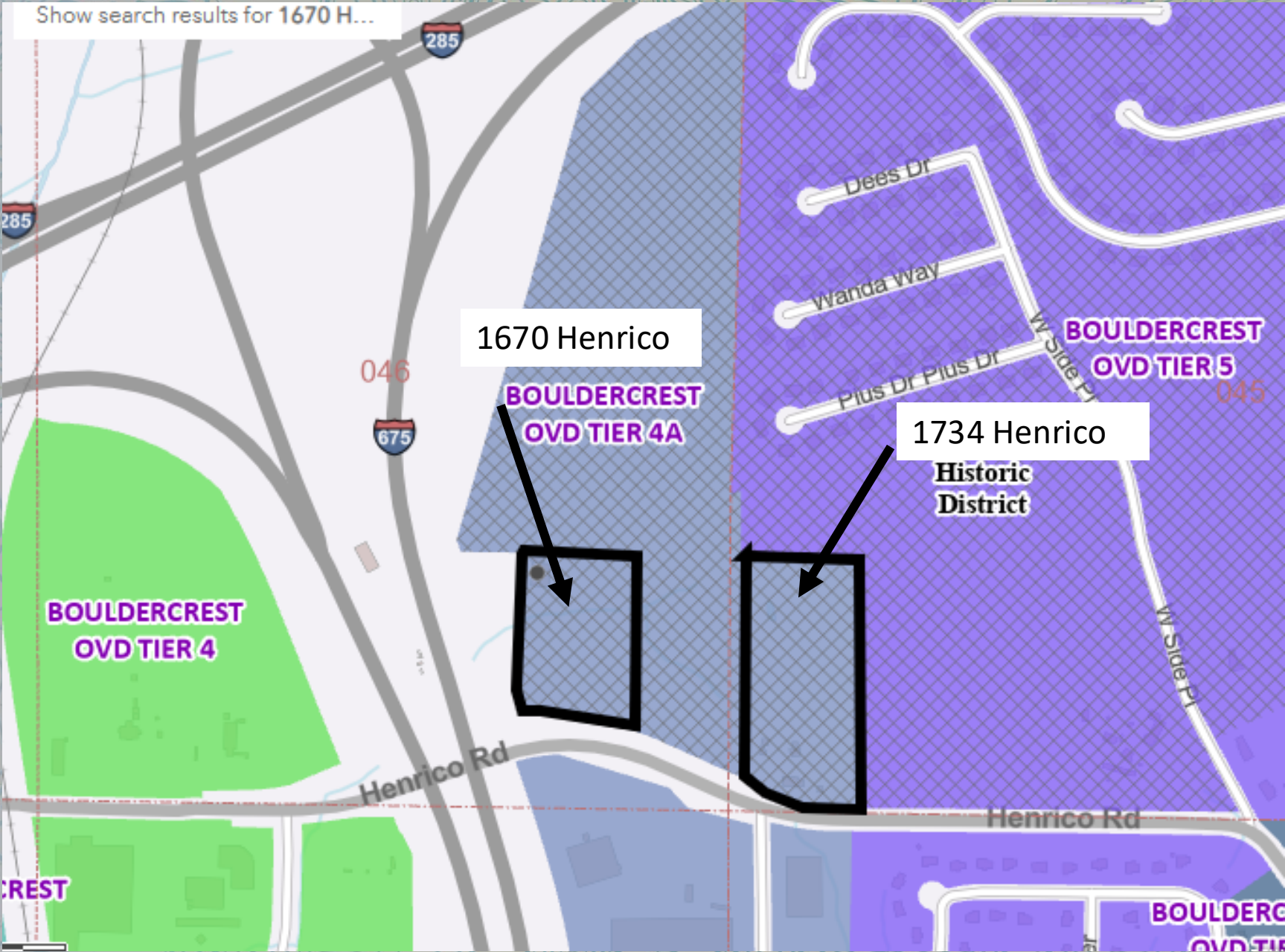
**REZONE FROM BOD INDUSTRIAL TIER 4A TO SINGLE-FAMILY TIER 5
TO ALLOW FOR A SINGLE FAMILY RESIDENTIAL DEVELOPMENT**

LAND USE MAP



1680, 1690 & 1700 HENRICO ROAD,

ZONING MAP



1680, 1690 & 1700 HENRICO ROAD,

AERIAL



1680, 1690 & 1700 HENRICO ROAD,

We have concerns given the extensive land use conflicts south of Henrico Road between the Truck Parking on Koppers Ct and the single-family to the east

1670 & 1734 HENRICO ROAD

In addition to the land use conflicts, there is a housing shortage county wide and the 2050 Comp Plan calls for more diverse and affordable housing

The existing single-family to the east is in pretty good condition; allowing residential on subject properties could help to maintain those single-family lots.

Staff believes the best way to align with the housing goals and address potential land use

Per Section 7.3.1, these comp plan and map amendments have been initiated by Director of Planning and supported by Board of Commissioners

Planning Staff recommends approval of the land use amendments and rezonings for both properties per Section 7.3.5 and 7.3.4 as it appears the proposed residential land use changes and rezonings are consistent with the single-family uses to the east and will allow for the future transition of these properties to single-family and would also be consistent with the 2050 Comp Plan to encourage more diverse and affordable housing

27-7.3 DIVISION 3. - ZONING AND COMPREHENSIVE PLAN AMENDMENTS AND PROCEDURES



Sec. 7.3.1. - Initiation of proposals for text and map amendments.



A proposed amendment to the text of this chapter, the official zoning map, or the comprehensive plan may be introduced by the director of planning, one (1) or more members of the board of commissioners or by the planning commission. In addition, amendments to the official zoning map (rezoning) and the comprehensive plan may be initiated upon application by the owner(s) of the subject property or the authorized agent of the owner(s). Before enacting any amendment to this ordinance, the official zoning map, or the comprehensive plan maps, the board of commissioners shall provide for the public notice and public hearings required by [section 7.2.4](#) of this article.

1670 & 1734 HENRICO ROAD

NEXT HEARINGS

Planning Commission July 7th 6 pm

Board of Commissioners August 13th 5:30 pm