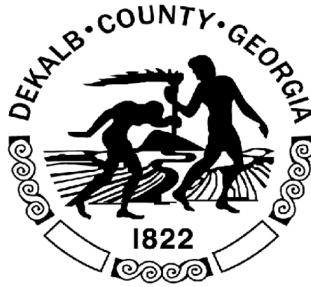


# **DeKalb County Government**

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



## **Agenda**

**Thursday, July 6, 2017**

**Manuel J. Maloof Auditorium**

### **Planning Commission**

**Chairperson Tess Snipes**  
**Vice Chair Marcus Butts**  
**Member Vivian Moore**  
**Member LaSonya Osler**  
**Member Jana Johnson**  
**Member Jerome Edmondson**  
**Member Jon West**

**Call To Order****Deferred Cases****D1**     [2017-0578](#)     Rezone - Antrell Gales Z-17-21271

Rezone - Antrell Gales Z-17-21271

**COMMISSION DISTRICT(S):** 3 & 6**PETITION NO:** Z-17-21271**PROPOSED USE:** Movie production/recording, filming, and outside storage/accessory construction of movie sets.**LOCATION:** 2055 Bouldercrest Road**PARCEL NO.:** 15-083-01-003**INFORMATION CONTACT:** Marian Eisenberg**PHONE NUMBER:** 404-371-4922**PURPOSE:**

**To rezone property from MU-5 (Mixed Use - 5) (conditional) to MU-5 (Mixed Use-5) (conditional) to**

**allow a movie studio and accessory uses.** The property is located on the northwest side of Bouldercrest Road, approximately 2,650 feet north of Constitution Road at 2055 Bouldercrest Road in Atlanta, Georgia. The property has approximately 1,430 feet of frontage along Bouldercrest Road and contains 23.7 acres.

**RECOMMENDATION:**

**Attachments:** [D1 Antrell Gales Z 17 21271](#)

**D2      [2017-0592](#)      Rezone - Rea Ventures Group, LLC - Z-17-21425**

Rezone - Rea Ventures Group, LLC - Z-17-21425

**COMMISSION DISTRICT(S):** 4 & 7

**PETITION NO:** Z-17-21425

**PROPOSED USE:** Development of 42 single-family attached townhomes and 8 single-family, detached homes at a density of 4.4 units per acre.

**LOCATION:** 4640 Redan Road

**PARCEL NO.:** 15-225-01-010

**INFORMATION CONTACT:** Marian Eisenberg

**PHONE NUMBER:** 404-371-4922

**PURPOSE:**

**To rezone property from R-100 (Single-Family Residential) to RSM (Residential Small Lot Mix) to allow development of 42 single-family attached townhomes and 8 single-family detached homes at a density of 4.4 units per acre.** The property is located on the north side of Redan Road, approximately 415 feet east of Ellis Road, at 4640 Redan Road, Stone Mountain. The property has approximately 424 feet of frontage on Redan Road and contains 11.35 acres.

**RECOMMENDATION:**

**Attachments:** [D2 Rea Ventures Group Z 17 21425](#)

New Cases

**N1**      [2017-0567](#)      Text Amendment TA-17- 21565,   Fences, walls and retaining walls

Text Amendment TA-17- 21565,   Fences, walls and retaining walls

**COMMISSION DISTRICT(S):** All

**PETITION NO:** TA-17-21565

**PROPOSED USE:** Not applicable

**LOCATION:** Not applicable

**PARCEL NO.:** Not applicable

**INFORMATION CONTACT:** Marian Eisenberg

**PHONE NUMBER:** 404-371-4922

**PURPOSE:**

Application of DeKalb County Board of Commissioners to amend Chapter 27 of the DeKalb County Code section 5.4.7

Walls, Fences, and Retaining Walls and Table 5.4 to expand standards for walls and fences and to delineate between

retaining walls for single-family building construction and subdivision development.

The amendment addresses height,

terracing, materials, and inspection of walls constructed in DeKalb County. This

ordinance also amends section 9.1.3 to

add definition for wing wall.

**RECOMMENDATION:**

**Attachments:**   [N1 Dekalb County TA 17 21565](#)

**N2**      [2017-0593](#)      Text Amendment - DeKalb BOC - Kensington-Memorial Drive Overlay - TA-17-21605

Text Amendment - DeKalb BOC - Kensington-Memorial Drive Overlay - TA-17-21605

**COMMISSION DISTRICT(S):** 3, 4, 5, 6 & 7

**PETITION NO:** TA-17-21605

**PROPOSED USE:** To amend Chapter 27 of the DeKalb County Code for the adoption of the Kensington-Memorial Drive Overlay District as defined with the associated boundary map.

**LOCATION:** Commission Districts 3, 4, 5, 6 & 7

**PARCEL NO.:** N/A

**INFORMATION CONTACT:** Marian Eisenberg

**PHONE NUMBER:** 404-371-4922

**PURPOSE:**

Application of DeKalb County Board of Commissioners to amend Chapter 27 of the DeKalb County Code for the adoption of the Kensington-Memorial Drive Overlay District as defined with the associated boundary map. The Kensington-Memorial Drive Overlay District addresses appropriate land uses, encourage economic development, and regulate site design, signage, landscaping and architectural standards.

**REASON FOR REQUEST:**

To amend Chapter 27 of the DeKalb County Code for the adoption of the Kensington-Memorial Drive Overlay District as defined with the associated boundary map and the Design Guidelines. The Kensington-Memorial Drive Overlay District addresses appropriate land uses, encourage economic development, and regulate site design, signage, landscaping and architectural standards. The district is intended to encourage transit oriented developments, mixed-use developments with varying residential densities, walkable communities, recreational and entertainment uses, government and corporate offices, educational institutions and retail establishments.

**RECOMMENDATION:**

**Attachments:** [DeKalb BOC Kensington-MemDr Overlay attachments](#)

**N3**      [2017-0594](#)      Rezone - Alfred Barnes Moore - Z-17-21590

Rezone - Alfred Barnes Moore - Z-17-21590

**COMMISSION DISTRICT(S):** 2 & 6

**PETITION NO:** Z-17-21590

**PROPOSED USE:** To bring an existing non-conforming residential triplex into compliance with the zoning classification of the property.

**LOCATION:** 128 Scott Boulevard, Decatur (rear portion of property).

**PARCEL NO.:** 15-244-04-016, 15-244-05-014

**INFORMATION CONTACT:** Marian Eisenberg

**PHONE NUMBER:** 404-371-4922

**PURPOSE:**

**To rezone property from R-85 (Single-Family Residential) to RSM (Residential Small Lot Mix) to bring an existing non-conforming residential triplex into compliance with the zoning classification of the property.** The property is located on the northwest side of Scott Boulevard, approximately 525 feet north of North Parkwood Road, at 128 Scott Boulevard, Decatur (rear portion of property, located in unincorporated DeKalb County) and 126 Scott Boulevard (front portion of property, located in City of Decatur). The property has approximately 75 feet of frontage on Scott Boulevard and contains 0.5 acre.

**RECOMMENDATION:**

**Attachments:** [N3 Alfred Barnes Moore Z 17 21590](#)

N4      [2017-0596](#)      Rezone - Clare Allah for Chris 180, Inc. - Z-17-21555

**Rezone - Clare Allah for Chris 180, Inc. - Z-17-21555**

**COMMISSION DISTRICT(S): 3 & 6**

**PETITION NO: Z-17-21555**

**PROPOSED USE:** For development of a two-story, 4,400 square foot office building.

**LOCATION:** 1030 Fayetteville Road and 1735 Pine Trail, S.E.,

**PARCEL NO.:** 15-147-05-013, 15-148-02-032

**INFORMATION CONTACT:** Marian Eisenberg

**PHONE NUMBER:** 404-371-4922

**PURPOSE:**

**To rezone property from O-I w/Conditions (Office-Institutional with Conditions) and R-75 (Single-Family Residential) to O-I (Office-Institutional), for development of a two-story, 4,400 square foot office building.** The property is located on the southeast corner of Fayetteville Road and Pine Trail, at 1030 Fayetteville Road and 1735 Pine Trail, S.E., Atlanta. The property has approximately 433 feet of frontage on Fayetteville Road and approximately 398 feet of frontage on Pine Trail and contains 2.99 acres.

**RECOMMENDATION:**

**Attachments:** [CHRIS 180 Inc Z 17 21555 attachments](#)

N5      [2017-0597](#)      Rezone - Clare Allah for Chris 180, Inc. - Z-17-21589

**Rezone** - Clare Allah for Chris 180, Inc. - Z-17-21589

**COMMISSION DISTRICT(S):** 3 & 6

**PETITION NO:** Z-17-21589

**PROPOSED USE:** To allow construction of a 1,814 square foot building for accessory housing.

**LOCATION:** 1743 Pine Trail

**PARCEL NO.:** 15-148-02-031

**INFORMATION CONTACT:** Marian Eisenberg

**PHONE NUMBER:** 404-371-4922

**PURPOSE:**

**To rezone property from R-75 (Single-Family Residential) to O-I (Office-Institutional) to allow construction of a 1,814 square foot building for accessory housing.** The property is located on the south side of Pine Trail, approximately 398 feet from the corner of Pine Trail and Fayetteville Road, at 1743 Pine Trail, Atlanta. The property has approximately 336 feet of frontage on Pine Trail and contains 1.21 acres.

**RECOMMENDATION:**

**Attachments:** [CHRIS 180 Inc Z 17 21589 attachments](#)



**N6**      [2017-0598](#)      Conditional Rezone - DeKalb Co. Board of Commissioners - CZ-17-21564

**Conditional Rezone** - DeKalb Co. Board of Commissioners - CZ-17-21564

**COMMISSION DISTRICT(S):** 3 & 6

**PETITION NO:** CZ-17-21564

**PROPOSED USE:** To reduce the number of approved drive-through restaurants in a C-1 (Local Commercial) District from two (2) to one (1) adjacent to the new Quik Trip gas station on Flat Shoals Parkway.

**LOCATION:** 3975, 4007 and 4025 Flat Shoals Parkway and a portion of 3101 Clifton Springs Road

**PARCEL NO.:** 15-090-01-004, 15-090-01-008, 15-090-01-020 & a portion of 15-090-01-013

**INFORMATION CONTACT:** Marian Eisenberg

**PHONE NUMBER:** 404-371-4922

**PURPOSE:**

**To request a Major Modification of conditions pursuant to SLUP-12-18066, to reduce the number of approved drive-through restaurants in a C-1 (Local Commercial) District from two (2) to one (1) adjacent to the new Quik Trip gas station on Flat Shoals Parkway.** The property is located on the south side of Flat Shoals Parkway, at the southwest intersection of Clifton Springs Road and Flat Shoals Parkway at 3975, 4007 and 4025 Flat Shoals Parkway and a portion of 3101 Clifton Springs Road, Decatur, Georgia. The property has approximately 870 feet of frontage along Flat Shoals Parkway and contains 5.540 acres.

**RECOMMENDATION:**

**Attachments:** [N6 DeKalb County BOC CZ 17 21564](#)

N7      [2017-0600](#)      Rezone - REMA Us Investments, LLC - Z-17-21580

**Rezone** - REMA Us Investments, LLC - Z-17-21580

**COMMISSION DISTRICT(S):** 3 & 6

**PETITION NO:** Z-17-21580

**PROPOSED USE:** To allow three (3) new proposed lots with a minimum 72-foot lot width and street frontage.

**LOCATION:** 1483 Eastland Road

**PARCEL NO.:** 15-143-02-016

**INFORMATION CONTACT:** Marian Eisenberg

**PHONE NUMBER:** 404-371-4922

**PURPOSE:**

**To rezone property from R-75 (Residential Medium Lot) District to R-60 (Residential Small Lot) District to allow three (3) new proposed lots with a minimum 72-foot lot width and street frontage.** The property is located on the south side of Eastland Road, approximately 72 feet west of Glynn Drive at 1483 Eastland Road, Atlanta, GA. The property has approximately 216 feet of frontage along the south side of Eastland Road and contains 0.91 acre.

**RECOMMENDATION:**

**Attachments:** [N7 REMA US Investments Z 17 21580](#)