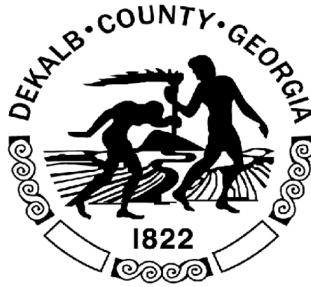


DeKalb County Government

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



Agenda

Thursday, July 27, 2017

6:30 PM

Board of Commissioners - Zoning Meeting

Commissioner Kathie Gannon, Presiding Officer, Super District 6
Commissioner Jeff Rader, Deputy Presiding Officer, District 2

Commissioner Nancy Jester, District 1
Commissioner Jeff Rader, District 2
Commissioner Larry Johnson, District 3
Commissioner Steve Bradshaw, District 4
Commissioner Mereda Davis Johnson, District 5
Commissioner Kathie Gannon, Super District 6
Commissioner Gregory Adams, Super District 7

Call To Order

Citizens may speak for or against an item that is considered by law to be a zoning ordinance and each side will have ten minutes to present its case. Citizens may also speak for or against an item that is placed on the public hearing agenda but is not a zoning ordinance. In that case, each side will have five minutes to present its case. In the event there is more than one speaker per side, speakers must divide their time in order to complete their full presentation within the ten-minute time allotment, or the five-minute time allotment. When the buzzer sounds to indicate that time has run out, the speaker will be expected to immediately cease speaking and to leave the podium area. Prior to speaking, please complete a speaker card and present it when approaching the podium. If you have any documents for the Commissioners, please provide 10 copies when approaching the podium. Seven copies are for the Commissioners and the remaining copies are for the planning director, the county attorney and the clerk. Applicants or citizens speaking in favor of an item shall speak first and applicants in zoning ordinance cases shall have the right to reserve time for rebuttal. Opponents of a zoning ordinance item shall have no right of rebuttal. Once the citizens have finished speaking, staff shall make a recommendation for action to the commission. At this point, citizens are no longer allowed to speak unless called to the podium by an individual commissioner to answer questions or provide information. When speaking, always talk directly into the microphone and begin by stating your name, address and the name of any organization you represent. Abusive, profane or derogatory language will not be permitted. Holding up signs, clapping and yelling to show support for or opposition to a speaker will not be permitted, but a show of hands or quietly standing will be permitted to show support for or opposition to a speaker's position.

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](#)

- D3** [2017-0530](#) COMMISSION DISTRICT(S): 2 & 6
Rezoning -- CZ-17-21421 -- Brock Built Homes, LLC
Deferred from 6/27/17 for a public hearing.

COMMISSION DISTRICT(S): 2 & 6

Rezoning -- CZ-17-21421 -- Brock Built Homes, LLC

Deferred from 6/27/17 for a public hearing.

PETITION NO: CZ-17-21421

PROPOSED USE: One single-family house.

LOCATION: 1158 McConnell Drive, Decatur.

PARCEL NO.: 18-104-05-060

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-2155

PURPOSE: To rezone from R-100 (Single-Family Residential) to R-100 (Single-Family Residential) - Conditional, to remove conditions of a 1993 Board of Commissioners decision and allow a seventh lot within the Waldorf's Gale subdivision. The property is located on northeast corner of Waldorf's Court and McConnell Drive at 1158 McConnell Drive, Decatur. The property has approximately 114 feet of frontage along McConnell Drive, 187 feet of frontage along Waldorf Court, and contains 0.46 acre.

RECOMMENDATIONS:

Attachments: [Brock Built Homes CZ 17 21421 Staff report & attachments](#)

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](#)