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DEPARTMENT OF PLANNING & SUSTAINABILITY

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TEXT AMENDMENT ANALYSIS**

AGENDA NO: 2017-0567 ZONING CASE NO: TA-17-21565 MEETING DATE: Nov. 7, 2017

APPLICANT: DeKalb County Board Of Commissioners

REASON OF REQUEST:

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(S):

PLANNING DEPARTMENT: APPROVAL

PLANNING STAFF ANALYSIS: This amendment addresses walls, fences and retaining wall and their impact on adjacent properties. Staff consulted with the engineering and building inspection staff, the development community and the PECS committee.

PLANNING COMMISSION VOTE: Approval 6-0-0. M. Butts moved, J. Johnson seconded for approval per staff recommendation.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (CC1) Approval of text in general. Not in favor of any fences or walls on individual single family lots exceeding 8 feet in height. If walls/fences are allowed up to 12 feet want to see that they are composed of brick or stone and not wood. Also, members support vinyl ornamental fences that appear to be ornamental iron for front and street side yards. (CC2) Members wanted to know the reason for the proposed changes, what is being proposed and what standards will remain the same. Interesting is including a specific grade change included in the criteria for the ZBOA. (CC3) Members commented that the proposed regulations were appropriate and well thought-out. (CC4) Approval. (CC5) Members were of the opinion that the proposed text amendment would help clarify the existing ordinance on fences, walls and retaining walls.