



# DeKalb County Government

Manuel J. Maloof Center  
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Decatur, Georgia 30030

## Legislation Details (With Text)

**File #:** 2017-0567    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Public Hearing  
**File created:** 6/23/2017    **In control:** PECS-Planning, Economic Development & Community Services Committee  
**On agenda:** 12/5/2017    **Final action:** 12/12/2017  
**Title:** Text Amendment TA-17- 21565, Fences, walls and retaining walls  
**Indexes:**  
**Attachments:** 1. 2017-0567 TA ANALYSIS FOR fences and walls.pdf, 2. 2017-0567 walls November7 2017 without changes.pdf, 3. 2017 11.07 Item 2017-0567.pdf, 4. 2017 12.05 Item 2017-0567.pdf, 5. 2017 12.12 Item 2017-0567.pdf

Date	Ver.	Action By	Action	Result
12/12/2017	1	Board of Commissioners	approved substitute submitted from the floor	Pass
12/5/2017	1	Board of Commissioners		
11/14/2017	1	PECS-Planning, Economic Development & Community Services Committee	recommended for approval.	Pass
11/7/2017	1	Board of Commissioners	deferred substitute	Pass
10/24/2017	1	PECS-Planning, Economic Development & Community Services Committee	no official recommendation	
10/10/2017	1	PECS-Planning, Economic Development & Community Services Committee		
10/10/2017	1	Board of Commissioners		
9/14/2017	1	Board of Commissioners	deferred 30 days	Pass
7/27/2017	1	Board of Commissioners - Zoning Meeting	deferred	Pass
7/6/2017	1	Planning Commission	approval per staff recommendation	Pass

Substitute

**Public Hearing:** YES  NO     **Department:** Planning & Sustainability

**SUBJECT:**

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:**

**COMMUNITY COUNCIL:** (CC1) Approval 10-0-0; (CC2) Deferral 0-8-0; (CC3) Approval 10-0-0; (CC4) Approval 7-2-1; (CC5) Approval 8-0-2.

**PLANNING COMMISSION:** Approval 6-0-0.

**PLANNING STAFF:** Approval

**PLANNING STAFF ANALYSIS:** 30-DAY DEFERRAL, to allow additional time for comments from engineering community.

**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.