



DeKalb County Government

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

Legislation Text

File #: 2019-4357, Version: 1

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

SUBJECT:

COMMISSION DISTRICT(S): 5 & 7

Application of Johnny Garcia to rezone property from O-I (Office Institutional) District to C-1 (Local Commercial) District to install an electronic sign, at 4982 Covington Highway.

PETITION NO: N11. Z-19-1243524

PROPOSED USE: Installation of electric sign.

LOCATION: 4982 Covington Highway, Decatur, Georgia 30035.

PARCEL NO. : 15-162-02-015

INFO. CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Application of Johnny Garcia to rezone property from O-I to C-1 to install an electronic sign. The property is located on the northwest corner of Covington Highway and Glenhaven Circle, at 4982 Covington Highway, Decatur. The property has approximately 177 feet of frontage on Covington Highway and approximately 180 feet of frontage on Glenhaven Circle and contains 0.61 acre.

RECOMMENDATION:

COMMUNITY COUNCIL: APPROVAL

PLANNING COMMISSION: APPROVAL with CONDITIONS

PLANNING STAFF: APPROVAL with CONDITIONS

STAFF ANALYSIS: The request is to rezone the property from OI (Office Institution) District to C-1 (Local Commercial) District to install a 7' X 8' electronic sign facing Covington Highway. Per section 21-3.21-22 of the DeKalb County sign ordinance, electronic signs are only allowed within the C-1, C-2, M, and M-2 zoning districts. The current OI (Office Institution) district does not allow for electronic signs. Based on the submitted diagram, the proposed electronic sign will be approximately 14 feet in height and will be positioned 33 feet from the existing office building and 13 feet from the front boundary line fronting Covington Highway. The site is located within a Commercial Redevelopment Corridor (CRC) Character Area designated by the 2035 Comprehensive Plan, the rezoning request to the C-1(Local Commercial) District is consistent with the following Plan Policies: Aesthetics-Create and implement performance and aesthetic standards to improve visual appearance; and Signage-implement signage and billboard controls. In efforts to remain consistent with those plan policies, staff is suggesting the proposed electronic sign be monument style with landscaping around

the perimeter of the sign, and that the site shall be redeveloped in accordance with the streetscape requirements as shown in Article 5 of the DeKalb County zoning ordinance. The applicant has agreed to work with the County to improve the site in accordance with the intent of the Commercial Redevelopment Corridor (CRC) Character Area. In addition, staff recommends that the applicant install a 20-foot landscape buffer along the north boundary line to protect the single-family neighborhood directly north. The proposed rezoning request should not have an adverse effect on historic buildings, sites, districts, or archaeological resources. Therefore, the Department of Planning and Sustainability recommends “Approval with Staff’s recommended conditions”.

PLANNING COMMISSION VOTE: Approval with Conditions 6-2-0. E. Patton moved, L. Osler seconded for approval with Staff’s conditions. J. Johnson and J. West opposed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 9-0-0.