



DeKalb County Government

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

Legislation Text

File #: 2017-0567, Version: 1

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

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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.