



DeKalb County Government

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

Legislation Text

File #: 2017-0578, Version: 1

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

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:

COMMUNITY COUNCIL: Deferral 10-0-0.

PLANNING COMMISSION: Full Cycle Deferral

PLANNING STAFF: Full Cycle Deferral

PLANNING COMMISSION MEETING: Deferral 6-0-0.

PLANNING STAFF ANALYSIS: Since the last Board of Commissioners meeting on May 23rd, Staff has not received any site plan revisions to clarify the proposed mix of land uses including any proposed “back lot operations” relating to outdoor construction/staging/storage and/or filming uses. The subject application is to rezone the 23.7 acre from the MU-5 (Mixed Use Very High Density) (Conditional) District to the MU-5 (Mixed Use -5) (Conditional) District. The surrounding area is in a transition and comprises a mix of residential, multi-family, and industrial zoned land which contain single-family, multi-family, and vacant land uses. A well designed mixed-use project would be an appropriate transition from the vacant industrial M-zoned land to the

south and the single-family subdivision to the north. Staff continues to work with the applicant to obtain and review the necessary information to determine the appropriateness of this request. Therefore, it is the recommendation of the Planning & Sustainability Department is “Full Cycle Deferral to allow the applicant additional time to submit the required information.”

PLANNING COMMISSION VOTE: Deferral Full Cycle J. West moved, J. Johnson seconded for a full cycle deferral, per staff recommendation. The motion passed 6-0-0.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Deferral 10-0-0. CC3 recommended full cycle deferral to give the applicant more time to develop his proposal and submit a revised site plan.