

1/27/16

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DEKALB COUNTY

ITEM NO.

BOARD OF COMMISSIONERS

HEARING TYPE:
PUBLIC HEARING

ZONING AGENDA / MINUTES

ACTION TYPE:
ORDINANCE

MEETING DATE: February 9, 2016

SUBJECT: Rezoning – Z-16-20302 – Velma Burton

COMMISSION DISTRICTS: 3 & 6

DEPARTMENT: Planning & Sustainability

PUBLIC HEARING: YES NO

ATTACHMENT: YES No
PAGES:

INFORMATION CONTACT: Marian Eisenberg, Zoning Administrator
PHONE NUMBER: (404) 371-2155

Deferred from Jan. 26, 2016 for decision only

PETITION NO: Z-16-20302

PROPOSED USE: Allow new commercial uses on the property.

LOCATION: 3290 and 3300 Memorial Drive

PARCEL Nos.: 15-201-03-019, 15-201-03-020

PURPOSE: To rezone from O-I (Office-Institutional) to C-1 (Local Commercial) to allow various commercial uses on the property. The property is located at the north side of Memorial Drive and the east side of Thomas Road at 3290 and 3300 Memorial Drive, Decatur. The property has approximately 319 feet of frontage on Memorial Drive and approximately 260 feet of frontage on Thomas Road, and contains 1.66 acres.

RECOMMENDATIONS:

PLANNING COMMISSION: FULL CYCLE DEFERRAL.

COMMUNITY COUNCIL: APPROVAL.

PLANNING STAFF: APPROVAL OF O-I-T ZONING WITH CONDITIONS.

PLANNING COMMISSION MEETING: On January 5, 2016, the Planning Commission recommended full cycle deferral because of the concerns of neighboring property owners.

PLANNING STAFF ANALYSIS:

After the Planning Commission meeting on January 5, 2016, concerned neighbors and the District Commissioner discussed strategies to ensure that the uses allowed on the property would not adversely affect neighboring residential properties. The most acceptable solution would be to rezone the property to O-I-T (Office-Institutional-Transitional). The O-I-T zoning classification allows beauty parlors but does not allow many of the uses of the C-1 district that would be objectional to the neighboring property owners. O-I-T zoning would allow for continued use of the property for the existing beauty parlor, or for other new beauty parlors, and would thereby support the long-term viability of the property. Because no expansion or enlargement of the existing building is being proposed, there would be no adverse effects on adjoining single-family residential properties to the northwest, north, and northeast. Because the O-I-T zoning district is a less intense zoning district than C-1, it does not need to be re-advertised. Staff recommends that the property be re-zoned to O-I-T, with

1/27/16

conditions regarding screening of the refuse areas and the appearance of future ground signs.

PLANNING COMMISSION VOTE: Full Cycle Deferral, 8-0-0. V. Moore moved and M. Butts seconded for a full cycle deferral. The motion passed unanimously.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval, 6-0-0.

RECOMMENDED CONDITIONS
Z-16-20302

1. Refuse areas shall be screened on three sides with brick and shall have a gate of material colored in neutral colors or earth tones.
2. If a new ground sign is constructed, it shall have a base and framework made of brick or stone, and shall not exceed a height of eight feet or a sign area of thirty-two square feet.