



Michael L. Thurmond
Chief Executive Officer

DeKalb County Zoning Board of Appeals

Department of Planning & Sustainability
330 Ponce De Leon Avenue, Suite 300
Decatur, GA 30030



Wednesday, May 8, 2019 at 1:00 PM

Planning Department Staff Analysis

N.5 Case No: A-19-1243223 Parcel ID(s): 18-099-03-091

Commission District: 04 Super District 06

Applicant: Eric Larsen for Benson Integrated Marketing Solutions, Inc.
6195 Shiloh Road, Suite A
Alpharetta, GA 30005

Owner: KRC Vista, LLC.
111 Broadway Street, Suite 1703
New York, NY 1006

Project Name: 3324 Valley Brook Place

Location: The property is located on the southeast corner of Valley Brook Place and Cedar Creek Drive, at 3324 Valley Brook Place Decatur, Georgia, 30033.

REQUEST: Variance from Section 21-2 of the DeKalb County Sign Ordinance to vary location of an entrance sign, relating to the MR-1 Zoning District Pursuant to Zoning Conditions CZ-80092.

Staff Recommendation: "Deferral" pending review of a stream buffer variance.

STAFF FINDINGS:

Table 1: Surround Zoning and Land Use

	Adjacent Zoning	Adjacent Land Use
North	MR-2	Muti-Family
East	R-75	Detached single family homes
South	R-75	Detached single family homes
West	R-75	Detached single family homes
Northeast	MR-2	Muti-Family
Northwest	MR-2	Muti-Family
Southeast	R-75	Detached single family homes
Southwest	R-75	Detached single family homes
Street Type	Minor Arterial and Local Street	

Site Location: The property is located on the southeast corner of Valley Brook Place and Cedar Creek Drive, at 3324 Valley Brook Place Decatur, Georgia, 30033. The site is zoned MR-1 and is surrounded by R-75 zoned property to the west, east, and south; and MR-2 to the north. The subject property current fronts Valley Brook Road which is currently classified as a minor arterial and Cedar Creek Drive which is classified as a local street.

Variance request: Variance from Section 21-2 of the DeKalb County Sign Ordinance to vary location of an entrance sign, relating to the MR-1 Zoning District Pursuant to Zoning Conditions CZ-80092. The applicant submitted some of the following comments: "The subject property is a multifamily housing development named Dexter at Decatur, having related ownership interest with the Domain at Cedar Creek property. Currently, Domain does not have an adequate on-site location to provide visibility for the entry of the development due to topographic restrictions and location of the property in proximity to the entry road. The Domain development is accessed by a short entry road off a sharp turn from Valley Brook Road. There is a sign for the development, but it is erected on a parcel not owned by Domain and currently, monthly rent is paid to have the sign on this property. A sign erected on property by the literal interpretation of the code would result in a sign that it is only seen after entry into the development. It is the desire of Domain at Cedar Creek to have a freestanding ground sign that is more visible and directs persons to the property in a more efficient, cleat manner than the existing ground sign located off site"

Variance Analysis: Based on submitted site plan, the proposed location of the proposed sign will be located within the DeKalb County Stream Buffer. Per Section 14-44.1 b (1) of the DeKalb County Land Development Ordinance *No encroachments shall be allowed in the state buffer without a variance from the director of EPD. No stream buffer variances shall be granted by the director within the twenty-five (25) feet of the county buffer nearest the stream.* This variance request cannot move forward until the applicant submits the administrative variance the install the proposed within the DeKalb County Stream Buffer.

FINAL STAFF ANALYSIS:

Based on submitted site plan, the proposed location of the proposed sign will be located within the DeKalb County Stream Buffer. Per Section 14-44.1 b(1) of the DeKalb County Land Development Ordinance *No encroachments shall be allowed in the state buffer without a variance from the director of EPD. No stream buffer variances shall be granted by the director within the twenty-five (25) feet of the county buffer nearest the stream.* This variance request cannot move forward until the applicant submits the administrative variance the install the proposed within the DeKalb County Stream Buffer. Therefore, the Department of Planning and Sustainability recommends that the application be "Deferred".

STAFF RECOMMENDATION: “Deferral” pending approval of a stream buffer variance.