DeKalb County Department of Planning & Sustainability
330 Ponce De Leon Avenue, Suite 500
Decatur, GA  30030
(404) 371-2155 / plandev@dekalbcountyga.gov

Planning Commission Hearing Date:    July 7, 2020,  P.M.
Board of Commissioners Hearing Date:   July 30, 2020,  P.M.

STAFF ANALYSIS

Case No.: Z-20-1243838
Agenda #:  N. 1

Location/Address: Northwest side of East Conley Road, approximately 707 feet north of Interstate 675 at 4321 and 4341 East Conley Road in Conley, Georgia.
Commission District: 3  Super District: 6

Parcel ID(s):  15 013 01 017 & 15 013 01 018

Request: To rezone properties from Tier 5 Bouldercrest Overlay District to Tier 4 Bouldercrest Overlay District and maintain the underlying R-100 (Residential Medium Lot) zoning to allow a contractor and construction business.

Property Owner(s):  Kelli Wilson
Applicant/Agent: Julie Sellers

Acreage:  12.9

Existing Land Use: Contractor Office and Storage, Vacant Land, Single-Family Home

Surrounding Properties:  To be investigated

Adjacent Zoning:  North: R-100 (Tier 5)  South: R-100 (Tier 5)  East: R-100 (Tier 5)  West: NA, I-675

Comprehensive Plan: SUB

Proposed Density: NA

Existing Density: NA

Proposed Units: Contractor Office

Existing Units: Contractor Office and Storage, Vacant Land, Single-Family Detached home

Proposed Lot Coverage: NA

Existing Lot Coverage: NA

Prepared 6/2/2020 by: JLR
APPLICATION TO AMEND OFFICIAL ZONING MAP
OF DEKALB COUNTY, GEORGIA

Z/CZ No. 174-38-39

Date Received: 2/27/2020
Application No.: ________________

Applicant: Kelli Wilson c/o Julie L. Sellers E-Mail: jsellers@dillard sellers.com

Applicant Mailing Address:
1776 Peachtree Street NE, Suite 390N, Atlanta GA 30309

Applicant Phone: 404-665-1242 Fax: __________________________

Owner(s): Kelli Wilson E-Mail: __________________________
(If more than one owner, attach as Exhibit "A")

Owner’s Mailing Address:
PO Box 7, Conley GA 30288

Owner(s) Phone: __________________________ Fax: __________________________

Address/Location of Subject Property: 4321 & 4341 E. Conley Road

District(s): 15 Land Lot(s): 013 Block: 1 Parcel(s): 15-013-01-018

Acreage: 3.69 ac. & 9.21 ac. Commission District(s): District 3, Super District 6

Present Zoning Category: R-100 (Bouldercrest OVD Tier 5) Proposed Zoning Category: R-100 (Bouldercrest OVD Tier 4)

Present Land Use Category: Suburban Requesting change in OVD designation from Tier 5 to Tier 4

PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made $250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? __ Yes ___ No

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The signature must be filed within 10 days after the application is first filed and must be submitted to the Chief Executive Officer, Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

________________________________________________________
SIGNATURE OF APPLICANT / DATE

Check One: Owner ___ Agent __________
SUBJECT PROPERTIES