



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

(404) 371-2155 / www.dekalbcountyga.gov/planning

Michael Thurmond
Chief Executive Officer

Planning Commission Hearing Date: May 05, 2020, 6:30 P.M
Board of Commissioners Hearing Date: May 26, 2020, 6:30 P.M.

STAFF ANALYSIS

Case No.: Z-20-1243789 **Agenda #:** N.1

Location/Address: The property is located along the west side of Panthersville Road, approximately 1,363 feet east of Bouldercrest Road at 4201 Panthersville Road, Ellenwood, GA. **Commission District:** 3 **Super District:** 6

Parcel ID: 15-023-01-008

Request: To rezone property from R-100 (Residential Medium Lot) District to the RE (Residential Estate) District to operate a Special Event Facility with a requested Special Land Use Permit (SLUP-20-1243788), in accordance with Chapter 27-Article 4.1 Use Table of the DeKalb County Code.

Property Owner/Agent: Terrence E. Brooks

Applicant/Agent: Terrence E. Brooks

Acreage: 3.07 Acres

Existing Land Use: Single Family Residence

Surrounding Properties Adjacent Zoning: East, west, north and south are single-family detached residences zoned R-100 (Residential Medium Lot) District.

Comprehensive Plan: Suburban (SUB) Consistent Inconsistent

Proposed Additional Square Ft.: N/A	Existing Residential Sq. Footage: Approximately 2,720 square feet with finished basement consisting of 1,360 square feet
Proposed Additional Lot Coverage: N/A	Existing Lot Coverage: <35%

DEPARTMENT OF PLANNING & SUSTAINABILITY

Rezoning Application to Amend the Official Zoning Map of DeKalb
County, Georgia



Date Received: _____

Application No: 2-20-1243789

Applicant Name: TERRENCE E. BROOKS

Applicant E-Mail Address: TERRENCEBROOKS65@gmail.com

Applicant Mailing Address: 4201 PANTHERSVILLE RD
ELLENWOOD GA 30294

Applicant Daytime Phone: 404 931-2734

Fax: _____

Owner Name: TERRENCE E. BROOKS

If more than one owner, attach list of owners.

Owner Mailing Address: 4201 PANTHERSVILLE RD ELLENWOOD GA 30294

Owner Daytime Phone: 404 931-2734

Address of Subject Property: 4201 PANTHERSVILLE RD ELLENWOOD GA 30294

Parcel ID#: 15-023-01-008

Acreage: 4

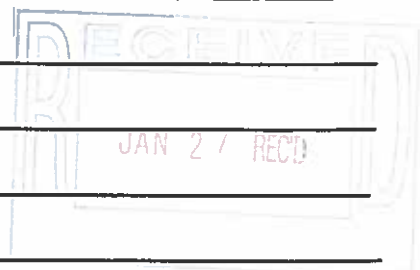
Commission District: 3+6

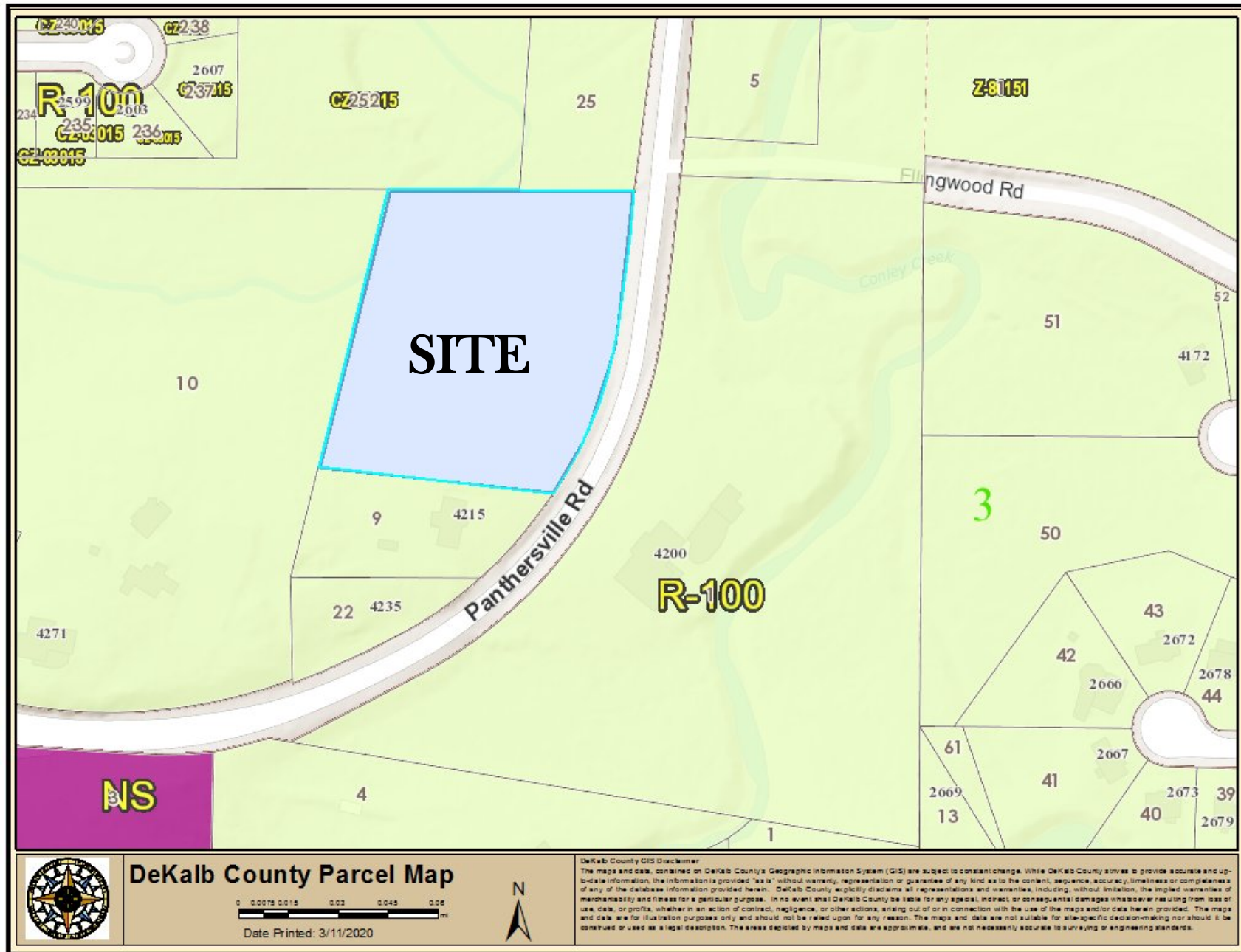
Present Zoning District(s): R-100

Proposed Zoning District: R-E

Present Land Use Designation: SUB

Proposed Land Use Designation (if applicable): N/A





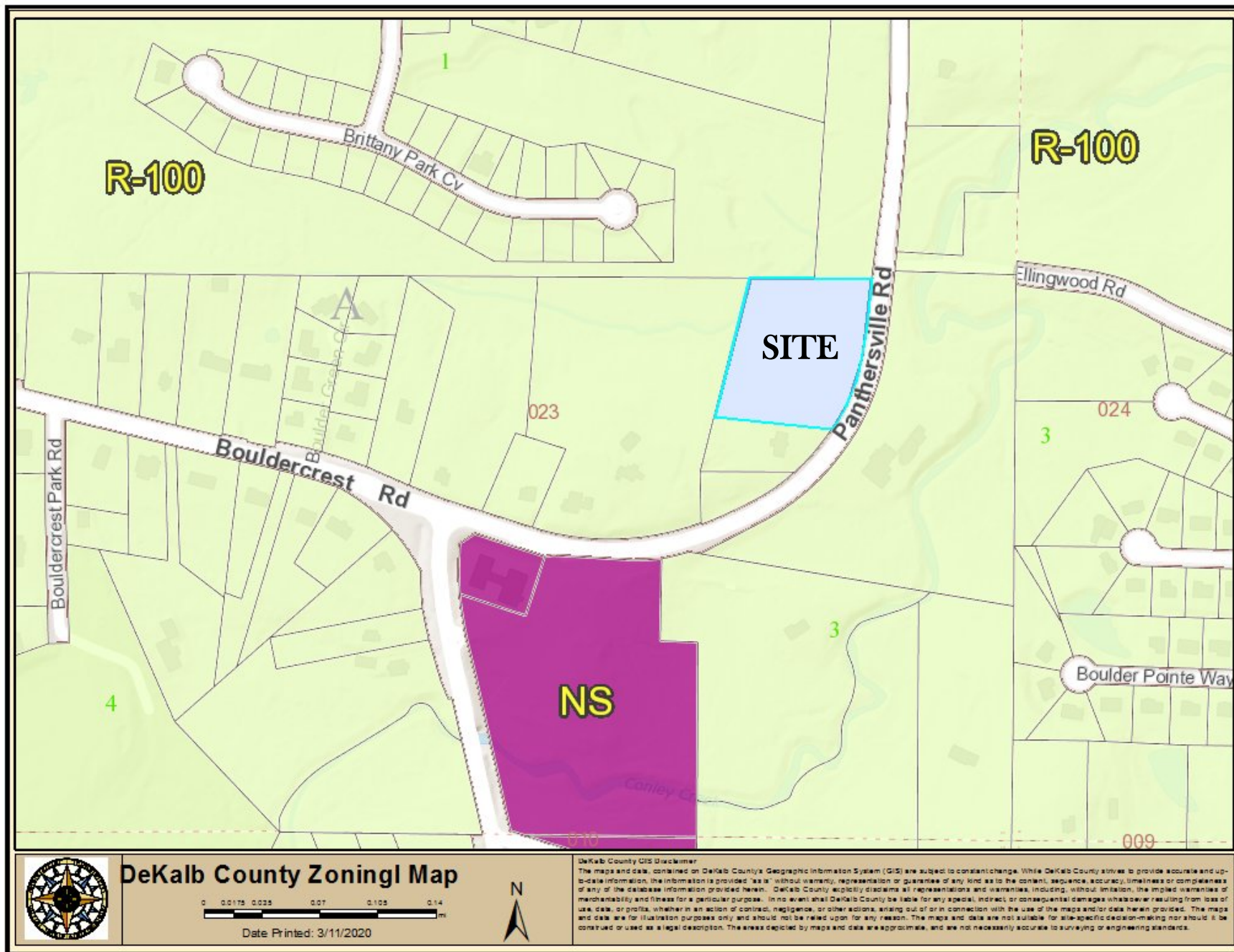
DeKalb County Parcel Map

0 0.0075 0.015 0.03 0.045 0.06

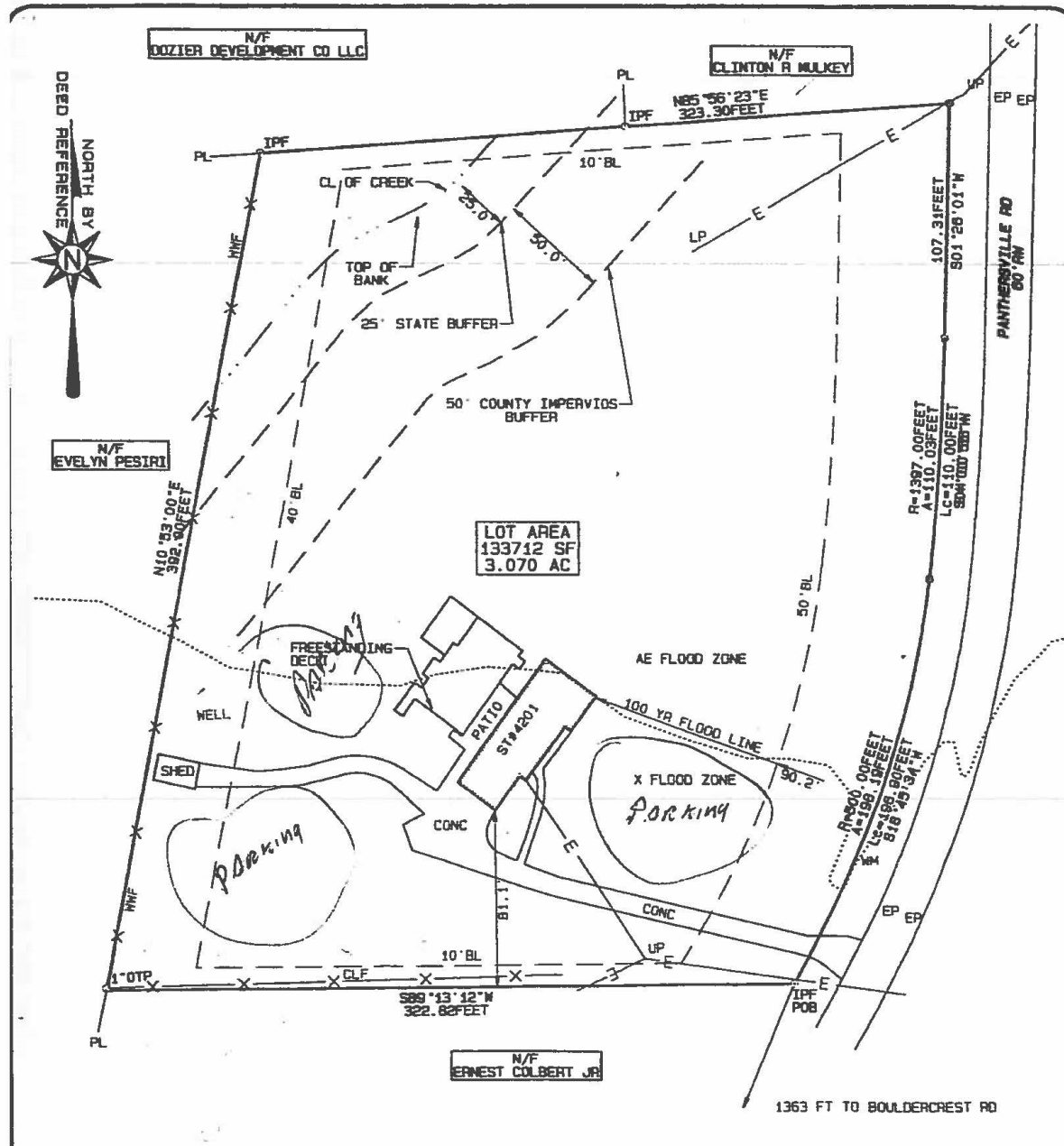
Date Printed: 3/11/2020



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Front view of residence on Panthersville Road. Functions are held in rear yard.



Rear yard where special event activities take place



View of rear yard from Panthersville Road frontage