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

<table>
<thead>
<tr>
<th>Case No.:</th>
<th>Z-20-1243839</th>
<th>Agenda #:</th>
<th>N. 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location/Address:</td>
<td>The southeast side of East Conley Road and the northeast side of Interstate 675 at 4388 East Conley Road in Conley, Georgia.</td>
<td>Commission District:</td>
<td>3</td>
</tr>
<tr>
<td>Parcel ID(s):</td>
<td>15-013-02-017</td>
<td>Super District:</td>
<td>6</td>
</tr>
<tr>
<td>Request:</td>
<td>To rezone property from Tier 5 Bouldercrest Overlay District to Tier 4 Bouldercrest Overlay District and maintain the underlying R-75 (Residential Medium Lot) zoning to allow for a contractor office.</td>
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<tr>
<td>Property Owner(s):</td>
<td>DL Property of Georgia LLC</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Applicant/Agent:</td>
<td>Douglas Dillard</td>
<td></td>
<td></td>
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<tr>
<td>Acreage:</td>
<td>20.34</td>
<td></td>
<td></td>
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<tr>
<td>Existing Land Use:</td>
<td>Truck Storage, Vacant Land, Single-Family Home, Contractor Office</td>
<td></td>
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<tr>
<td>Surrounding Properties:</td>
<td>To be investigated</td>
<td></td>
<td></td>
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<tr>
<td>Adjacent Zoning:</td>
<td>North: R-100 (Tier 5) South: R-85 (Tier 5) East: R-85 (Tier 5) West: NA, I-675</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comprehensive Plan:</td>
<td>SUB</td>
<td>Consistent</td>
<td>X</td>
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</table>

| Proposed Density: | NA |
| Proposed Units:   | Contractor Office/Truck Storage |
| Proposed Lot Coverage: | NA |
| Existing Density: | NA |
| Existing Units:   | Contractor Office, Single-Family Detached home |
| Existing Lot Coverage: | NA |
APPLICATION TO AMEND OFFICIAL ZONING MAP
OF DEKALB COUNTY, GEORGIA

Z/CZ No. 12-4 38 39
Filing Fee: 

Date Received: 2.27.20  Application No.: 

Applicant: DL Properties c/o G. Douglas Dillard
E-Mail: ddillard@dillardshomes.com

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

Applicant Phone: 404-665-1241  Fax: 

Owner(s): DL Properties of Georgia, LLC
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address:
818 Tom Smith Road, Lilburn GA 30047

Owner(s) Phone:  Fax: 

Address/Location of Subject Property: 4388 E. Conley Road

District(s): 15  Land Lot(s): 013  Block: 2  Parcel(s): 15-013-02-017

Acreage: 20.34
Commission District(s): District 3, Super District 6

Present Zoning Category: R-75 (Bouldercrest OVD Tier 5)
Proposed Zoning Category: R-75 (Bouldercrest OVD Tier 4)
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 in 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 filling 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 disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

SIGNATURE OF APPLICANT / DATE
Check One: Owner Agent

330 West Ponce de Leon Avenue - Suits 100-500 - Decatur, Georgia - 30030
Website: http://www.dekalbcounygov/planning
Email Address: planninganddevelopment@dekalbcouynv.gov

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