

## LRSCA Zoning 101 Meeting Notes University Heights United Methodist Church

Meeting Day & Time: January 20, 2015 at 7:00pm

Presenter: Marian Eisenberg, Dekalb County Zoning Administrator.

Attendance: 15 Attendees from our district.

Ms. Marian Eisenberg grew up in Brookhaven Ga., currently lives near Medlock Park and has a son who attended Shamrock Middle School in our neighborhood. She has been a Zoning Administrator with Dekalb County for 3 ½ years, and, formerly with Fulton County for 18 years and Newton County for 6 years.

Ms. Eisenberg's presentation was a comprehensive & informative overview of zoning. She graciously agreed to share with us the attached presentation pdf file for those in our community who are interested to learn more about zoning, and, who could not attend.

The presentation highlights the following categories:

- 1- Zoning Definition
- 2- Common questions people ask about zoning
- 3- Who has the Authority to Zone?
- 4- The Comprehensive Plan
- 5- Zoning Categories Map
- 6- Other Tools to Shape Development
- 7- Types of Zoning Applications
- 8- Public Hearings
- 9- Staff Recommendations:  
Rezoning, Variances & Special Exceptions
- 10- Zoning Code Update
- 11- Rezoning Signs & Public Notification
- 12- General Zoning Rules & Requirements for:  
Yard Fences, Liquor Stores, SLUP Uses and Home Occupations.

Questions from Attendees:

**Q:** Who updates the Comprehensive Plan?

**A:** Long Range Planners in conjunction with Atlanta Regional Commission (ARC) and Department of Community Affairs (DCA).  
The Board of Commissioners adopt the Comprehensive Plan.

**Q:** How does Code Compliance work?

**A:** Code compliance is citizen complaint driven and is dependent on reports.  
There are 45 Code Enforcement Officers to enforce zoning codes.

**Q:** What is Fee Simple?

**A:** Fee Simple is a type of ownership; Dekalb County defines it as:  
"A townhouse that owns the land that it sits on".

Important Statements from Attendees:

- Public Hearings are very important for people to attend. A typical hearing takes 10 minutes where Developers present their future project. The public are asked if they support or oppose the proposed future development. A conflict of interest usually exists between the Planning Commission and the Community Council; usually over economic reasons and/or incentives.