

**AN ORDINANCE TO AMEND CHAPTER 27 OF THE CODE OF DEKALB COUNTY,  
GEORGIA, AND FOR OTHER PURPOSES.**

**WHEREAS**, on October 28, 2011, the DeKalb County Board of Commissioners enacted the Greater Hidden Hills Overlay District to stimulate growth and development by allowing compatible uses in the Greater Hidden Hills Area, and adjacent residential areas; and

**WHEREAS**, the Overlay District exists to promote proper design criteria along with prescribed uses that would be beneficial to the existing community; and

**WHEREAS**, the DeKalb County Planning & Sustainability Department and the Hidden Hills Civic Association agree that consideration of senior housing as a redevelopment option for Tier 5 may be a beneficial so that long-term residential property owners may “age in place” and downsize within their neighborhood; and

**NOW THEREFORE, BE IT ORDAINED** by the Governing Authority of DeKalb County, Georgia, and be it hereby ordained by the Authority of same, that Chapter 27 of the Code of DeKalb County, as revised in 2015, is hereby amended as follows.

**PART I. ENACTMENT**

**Section 3.37.19 C (Special permits in Tier 5)** shall be amended as follows:

The following uses and structures shall be authorized only by permits of the type indicated:

*C. Special land use permit from the board of commissioners:*

1. Adult day care facility/center.
2. Child day care facility/center.
3. Convent or monastery.
4. Home occupation involving any customer contact.
5. Home stay bed and breakfast residence.
6. Neighborhood recreation club.
7. Personal care home, group.
8. Personal care home, community.
9. Place of worship.
10. Heliport.
11. Liquor store.
- ~~12. Telecommunications tower.~~
12. Residential Housing Mix (single-family, attached; multi-family; and/or single-family, detached;)
13. Senior Housing (see Sec. 4.2.46)
14. Telecommunications tower.

## **PART II. EFFECTIVE DATE**

This ordinance shall become effective immediately on the date of adoption by the board of commissioners and approval by the chief executive officer.

## **PART III. SEVERABILITY**

Should any section or provision of this ordinance be declared by a court of competent jurisdiction to be invalid or unconstitutional, such decision shall not affect the validity of the ordinance as a whole nor any part thereof other than the part so declared to be invalid or unconstitutional. All ordinances or resolutions, or parts thereof, in conflict with this ordinance are repealed.

DRAFT

**ADOPTED** by the DeKalb County Board of Commissioners, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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**ROBERT J. PATRICK**  
Presiding Officer  
Board of Commissioners DeKalb County, Georgia

**APPROVED** by the Chief Executive Officer of DeKalb County, this \_\_\_\_\_ day of \_\_\_\_\_, 2022

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**MICHAEL L. THURMOND**  
Chief Executive Officer DeKalb County, Georgia

**ATTEST:**

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**BARBARA SANDERS-NORWOOD, CCC**  
Clerk to the Board of Commissioners and  
Chief Executive Officer

DeKalb County, Georgia

**APPROVED AS TO SUBSTANCE:**

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**ANDREW A. BAKER**  
Director of Planning and Sustainability

**APPROVED AS TO FORM:**

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**VIVIANE H. ERNSTES**  
County Attorney