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Planning Commission Hearing Date: May 5, 2026
Board of Commissioners Hearing Date: May 28, 2026

STAFF ANALYSIS

CASE NO.:	TA-26- 1248067	File ID #: 2026-0630
Address:	N/A	Commission Districts: District 3
Request:	Application of the Director of Planning and Sustainability to amend Section 27-3.39 of the <i>Zoning Ordinance</i> to update the Bouldercrest-Cedar Grove Moreland Overlay District to allow limited office uses when subject to a Special Land Use Permit and additional criteria for Tier V Corridor 1 of the overlay.	
Applicant/Agent:	DeKalb County Planning & Sustainability Department	
Sections of the Zoning Ordinance Affected by the Amendment:	Chapter 27 of the Zoning Ordinance, to amend Section 27-3.39	

STAFF RECOMMENDATION: APPROVAL

Attached please find the initial draft of the Text Amendment for the Bouldercrest-Cedar Grove-Moreland Overlay District (BOD) Tier 5 Corridor 1, which would allow certain parcels to apply for a Special Land Use Permit (SLUP) for office use. The text amendment has been narrowly crafted to only apply to properties that currently have an **underlying** non-residential zoning designation within Tier 5 Corridor 1 of the BOD. Additionally, the Text Amendment requires that to be eligible to obtain a SLUP, the property must have frontage on Bouldercrest Road, a major arterial road which is generally better suited to accommodate traffic associated with office uses than local residential streets.

Based on the above-referenced criteria, there are only 5 parcels in Tier 5 Corridor 1 that would currently be eligible for obtaining a SLUP for office space:

2876 Bouldercrest Road	Zoned C-1
2890 Bouldercrest Road	Zoned C-1
2001 Bouldercrest Road	Zoned C-1
3794 Bouldercrest Road	Zoned NS
3802 Bouldercrest Road	Zoned NS

Allowing office uses on these existing **underlying** non-residentially zoned parcels subject to a SLUP is anticipated to have only marginal impact on the surrounding residential community. The aforementioned properties have 100 ft of frontage on a major arterial road and are all located at the intersection of a major and minor arterial road, and do not appear to be suitable for residential development despite the fact that under the current Tier 5 and Corridor 1

regulations the parcels can only be used for residential development. As currently crafted and, given that only five parcels would be eligible for SLUP consideration subject to approval of the Board of Commissioners, it does not appear that the proposed text amendment would adversely impact surrounding properties. Therefore, it is the recommendation of the Planning & Sustainability Department that the Board of Commissioners vote to “**Approve**” this text amendment.