

Planning Commission Hearing Date: July 7, 2026
Board of Commissioners Hearing Date: August 13, 2026

STAFF ANALYSIS

CASE NO.:	TA-26-1248095	File ID #: 2026-0713
Address:	Redan Road, Hairston Road, Covington Highway, Panola Road, Young Road	Commission Districts: 4, 5, & 7
Request:	Amendment of the Greater Hidden Hills Overlay District to align with the vision and goals of the community for the future development of the area.	
Applicant/Agent:	DeKalb County Planning & Sustainability Department	
Existing Land Use:	Neighborhood Center, Commercial Redevelopment Corridor, Suburban, Institutional, Conservation	
Sections of the Zoning Ordinance Affected by the Amendment:	Chapter 27 of the Zoning Ordinance, to amend Section 3.37.5, Section 3.37.6, Section 3.37.8, Section 3.37.9, Section 3.37.11, Section 3.37.13; and Section 3.37.23.	

STAFF RECOMMENDATION: APPROVAL.

The Greater Hidden Hills Overlay District was adopted in 2011 to establish zoning standards tailored to the vision and goals of the Greater Hidden Hills community following the Greater Hidden Hills Overlay Study. The original study and Overlay District sought to address the negative economic impacts of the 2008 recession and closure of the golf course. The community desired mixed-use, walkable development along the main commercial corridors, as well as a diversity of housing types, greenspace conservation, and recreation opportunities.

Since the adoption of the original Overlay District, the area has not seen the level or type of development that was originally intended. With changing economic and community landscape since 2011, an update to the Overlay was requested by residents to better tailor the Overlay to today's development trends and community needs. A public engagement process began to reassess the desires of the community to determine specific policy updates to support the desired outcome for development in the community. The community confirmed a strong desire for mixed-use, medium density development and expressed an interest in cottage homes as infill development.

Upon review of the existing Overlay, staff discovered inconsistencies between the Overlay regulations, Future Land Use, and other County zoning policies relating to mixed-use development. Staff also reviewed development applications which had been withdrawn and investigated the reasons for not moving forward with development. The mixed-use and open space requirements in the original Overlay were higher than the County's zoning and therefore more stringent on developments. Additionally, the density allowed by the Overlay was lower than the density permitted by the Future Land Use designations of Neighborhood Center and Commercial Redevelopment Corridor, thereby limiting development potential.

The proposed Overlay Update makes small adjustments to Tiers 1 and 2, the tiers targeted for mixed-use and walkable development, to better align them with current development trends and County policy. Modest density increases and adjustments to the Floor Area Ratio (FAR) will ensure consistency between the Future Land Use and the Overlay while maintaining the intention of the original Overlay and current community goals. Additional

FAR incentives were included to attract the types of development most desired by the community as identified through public engagement. Some of these uses include grocery stores, restaurants with outdoor dining, medical offices, and retail. Cottage homes have also been added to the list of permitted uses to accommodate small-scale infill development and shall meet all provisions in the zoning code. Tiers 3 and 4 were not adjusted as they are intended for conservation and recreation.

Based on review of current development trends and the County's mixed-use development standards, the Neighborhood Center and Commercial Redevelopment Corridor character areas, and community input, Staff recommends "***Approval***".