



DeKalb County Government

Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030

Legislation Details (With Text)

File #: 2017-1130 **Version:** 1 **Name:**

Type: Ordinance **Status:** Public Hearing

File created: 10/9/2017 **In control:** Board of Commissioners

On agenda: 9/11/2018 **Final action:** 9/25/2018

Title: COMMISSION DISTRICT(S): 4&6
Text Amendment - DeKalb County-Scottdale Overlay District and Map

Indexes:

Attachments: 1. 2018 09.25 Item 2018-1130, 2. 2018 09.11 Item 2017-1130, 3. 2018 08.28 Item 2017-1130.pdf, 4. Scottdale Overlay (7-20-18), 5. scottdale map July 20

| Date | Ver. | Action By | Action | Result |
|------------|------|---|--|--------|
| 9/25/2018 | 1 | Board of Commissioners | | |
| 9/11/2018 | 1 | Board of Commissioners | | |
| 9/11/2018 | 1 | Board of Commissioners | | |
| 9/11/2018 | 1 | Board of Commissioners | | |
| 8/28/2018 | 1 | Board of Commissioners | | |
| 7/24/2018 | 1 | Board of Commissioners - Zoning Meeting | deferred 30 days | Pass |
| 5/22/2018 | 1 | Board of Commissioners - Zoning Meeting | deferred for 60 days | Pass |
| 5/1/2018 | 1 | Planning Commission | | |
| 2/27/2018 | 1 | Board of Commissioners | 30 day deferral | Pass |
| 1/23/2018 | 1 | Board of Commissioners - Zoning Meeting | deferred | Pass |
| 1/9/2018 | 1 | Planning Commission | Full cycle deferral per staff recommendation | Pass |
| 10/24/2017 | 1 | Board of Commissioners | | |
| 10/17/2017 | 1 | Committee of the Whole | | |

Substitute

Public Hearing: YES NO **Department:** Planning & Sustainability

SUBJECT:
COMMISSION DISTRICT(S): 4&6
Text Amendment - DeKalb County-Scottdale Overlay District and Map

Petition No.: TA-18-21949
Proposed Use: Overlay District
Location: See attached map

Parcel No.: See attached map
Information Contact: Marian Eisenberg
Phone Number: 404-371-4922

PURPOSE:

The Board of Commissioners initiated an amendment to the map and text of the Scottdale Overlay district, at the request of some Scottdale residents, to convert properties in Tier 1, which allows commercial, townhouses and mixed uses to Tiers II and IV which allow only single family detached houses by right. After a series of meetings with the community, staff has amended Tier I on the east and west side of Ponce de Leon Ave., as to approved uses, established a maximum density in each tier and amended some of the development standards. The map was amended for parcels east of North Clarendon Ave., south of North Decatur Rd., and north of Ponce de Leon Ave.

RECOMMENDATION:

COMMUNITY COUNCIL: Deferral (4/17/18)

PLANNING COMMISSION: Full Cycle Deferral (5/1/18)

STAFF RECOMMENDATION: APPROVAL

PLANNING STAFF: APPROVAL

PLANNING STAFF ANALYSIS: Staff attended several meetings with the commissioners and the citizens, together and individually. This text amendment and map change is the result of a compromise and is not a comprehensive amendment to the overlay. The changes are minimal and affects very few properties. Much of the amendment was to consolidate the development standards into charts and improve the language of some of the existing regulations.

PLANNING COMMISSION VOTE: (5/1/18) Full Cycle Deferral 8-0. (3/6/18) Full Cycle Deferral

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (4/17/18) Deferral 9-3-0.