



Legislation Details (With Text)

File #: 2020-1183 **Version:** 1 **Name:**
Type: Ordinance **Status:** Public Hearing
File created: 9/28/2020 **In control:** Board of Commissioners
On agenda: 12/8/2020 **Final action:** 12/8/2020
Title: COMMISSION DISTRICT(S): All Districts
Application of the Director of Planning and Sustainability for a text amendment to the Zoning Ordinance, Chapter 27, Article 2.11.2. Dimensional Requirements, in all districts of DeKalb County.

Indexes:

Attachments: 1. 2020 12.08 Item 2020-1183, 2. TA 20 1244276 Staff Report

Date	Ver.	Action By	Action	Result
12/8/2020	1	Board of Commissioners	approved	Pass
11/19/2020	1	Board of Commissioners - Zoning Meeting	deferred to the next meeting	Pass
11/5/2020	1	Planning Commission	Full cycle deferral per staff recommendation	Pass

Substitute

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

SUBJECT:

COMMISSION DISTRICT(S): All Districts

Application of the Director of Planning and Sustainability for a text amendment to the Zoning Ordinance, Chapter 27, Article 2.11.2. Dimensional Requirements, in all districts of DeKalb County.

PETITION NO: N10. TA-20-1244276 2020-1183

PROPOSED USE: Minimum Unit Size

LOCATION: County-wide.

PARCEL NO. : N/A

INFO. CONTACT: Matthew Williams, Zoning Administrator

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of the Director of Planning and Sustainability for a text amendment to the Zoning Ordinance, Chapter 27, Article 2.11.2. Dimensional Requirements. To amend Table 2.4 Medium and High-Density Residential Zoning Districts Dimensional Requirements to allow 500 square foot minimum unit size in multi-family zoning districts HR-2 and HR-3. This text amendment is County-wide.

RECOMMENDATION:

COMMUNITY COUNCIL: CC-1 Denial; CC-2 Denial; CC-3 Denial; CC-4 Denial; CC-Deferral.

PLANNING COMMISSION: Full Cycle Deferral.

PLANNING STAFF: Full Cycle Deferral.

STAFF ANALYSIS: Staff recommends deferral until the first zoning cycle after the PECS Committee approves the text amendment without revisions. **See attached staff report.**

PLANNING COMMISSION VOTE: Full Cycle Deferral 8-0-0. G. McCoy moved, J. Johnson seconded for a Full Cycle Deferral, per Staff recommendation.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: CC-1 Denial 2-0-1; CC-2 Denial 3-0-0; CC-3 Denial 7-0-0 CC-3 Board acknowledged that there is a need and demand for small units and affordable housing but thought that a reduction in current minimum size should be subject to SLUP review to allow evaluation by affected neighbors. **CC-4 Denial 11-0-0; CC-5 Deferral 7-0-1.**