



DeKalb County Government

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

Legislation Text

File #: 2017-0593, Version: 1

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

SUBJECT:

Text Amendment - DeKalb BOC - Kensington-Memorial Drive Overlay - TA-17-21605

COMMISSION DISTRICT(S): 3, 4, 5, 6 & 7

PETITION NO: TA-17-21605

PROPOSED USE: To amend Chapter 27 of the DeKalb County Code for the adoption of the Kensington-Memorial Drive Overlay District as defined with the associated boundary map.

LOCATION: Commission Districts 3, 4, 5, 6 & 7

PARCEL NO.: N/A

INFORMATION CONTACT: Marian Eisenberg

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PURPOSE:

Application of DeKalb County Board of Commissioners to amend Chapter 27 of the DeKalb County Code for the adoption of the Kensington-Memorial Drive Overlay District as defined with the associated boundary map. The Kensington-Memorial Drive Overlay District addresses appropriate land uses, encourage economic development, and regulate site design, signage, landscaping and architectural standards.

REASON FOR REQUEST:

Application of DeKalb County Board of Commissioners to amend Chapter 27 of the DeKalb County Code for the adoption of the Kensington-Memorial Drive Overlay District, which includes Tiers 1, 2, 3, 4, 5, and Tier 6 as defined with the associated boundary map. The Kensington-Memorial Drive Overlay District addresses appropriate land uses to encourage economic development, as well as regulate site development, signage, landscaping and architectural standards.

RECOMMENDATION:

COMMUNITY COUNCIL: CC3 - Approval 10-0-0; CC4 - Denial 9-0-1; CC5 - Other 0-0-0.

PLANNING COMMISSION: Approval.

PLANNING STAFF: Approval

PLANNING COMMISSION MEETING: At their meeting dated 9/7/17 the Planning Commission recommended Approval 6-0-0.

PLANNING STAFF ANALYSIS. The proposed Kensington-Memorial Drive Overlay District has been a cooperative effort between the community, the Department of Planning and Sustainability and the Community Core Team (Stakeholders) addressing the character of each tier, the prohibited uses and the allowable uses. The Community Core Team (Stakeholders) consist of Residents, Business Owners, Institutions, and Government Officials. There were five stakeholder meetings. Five community meetings and one online survey was also conducted.

The overlay character area runs along Memorial Drive from Hambrick Road to Covington Highway and along Covington Highway from Memorial Drive to I-285. The Kensington-Memorial Drive Overlay District is divided into 6 identifiable Tiers. The residential area surrounding the nodes and corridor are located within the defined boundaries but are not impacted by the overlay standards.

The creation of the Kensington-Memorial Drive Overlay District will set the tone for encouraging existing property owners to upgrade and reinvest in their properties. The standards will reduce the size and number of signs to help alleviate clutter and unsafe conditions, encourage assemblage and redevelopment of underutilized and vacant parcels which over time will eliminate nonconforming and intrusive uses. Therefore, staff recommends approval of the proposed text amendment.

PLANNING COMMISSION VOTE: Approval V. Moore moved, L. Osler seconded for approval per staff recommendation, with the Board's request that more details be provided in the text regarding the review committee.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (CC3) Recommendation is based on acknowledgement that was extensive input from residents and elected officials and that the resulting proposed regulations represent what the affected residents would like to see in their community; **(CC4)** The Council recommended "Denial" since the latest draft ordinance was not available for review; **(CC5)** After a presentation by Strategic Planning Staff, there was a lengthy discussion about the meeting notification process regarding the proposed overlay district. No vote was taken on the proposed amendment.