



DeKalb County Government

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

Legislation Text

File #: 2022-1487, Version: 1

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

SUBJECT:

COMMISSION DISTRICT(S): All Districts

Application of the Director of Planning & Sustainability for text amendments to the Zoning Ordinance, Chapter 27, to amend Article 2 (District Regulations) and to amend Article 5 (Site Design and Building Form Standards) to increase the maximum building height allowed in the OD (Office Distribution) Zoning District, with limitations. This text amendment is County-wide.

PETITION NO: D1. TA-22-1245671 (2022-1487)

PROPOSED USE: Amend Article 2 and Article 5, to increase maximum building height allowed in OD Zoning District.

LOCATION: County-wide.

PARCEL NO. : N/A

INFO. CONTACT: Brandon White, Planning Manager

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of the Director of Planning & Sustainability for text amendments to the Zoning Ordinance, Chapter 27, to amend Article 2 (District Regulations) and to amend Article 5 (Site Design and Building Form Standards) to increase the maximum building height allowed in the OD (Office Distribution) Zoning District, with limitations. This text amendment is County-wide.

RECOMMENDATION:

COMMUNITY COUNCIL: (August 2022) CC-1: Approval; CC-2: No Vote; CC-3: Withdrawal; CC-4: Approval; CC-5: No Quorum. (April 2022) CC-1: Approval; CC-2: Deferral; CC-3: Approval; CC-4: Approval; CC-5: Approval.

PLANNING COMMISSION: (September 1, 2022) Defer to BOC. (May 5, 2022) No Recommendation.

PLANNING STAFF: Approval.

STAFF ANALYSIS: See attached staff report.

PLANNING COMMISSION VOTE: (September 1, 2022) Defer to BOC 8-0-0. April Atkins moved, LaSonya Osler seconded to defer this item to the October 4, 2022 Board of Commissioners' zoning meeting. (May 5, 2022) No Recommendation. Gwendolyn McCoy moved, LaSonya Osler seconded for Approval, per

Staff recommendation. The motion failed 4-0-2. Lauren Blaszyk and Jana Johnson abstained. This application moves forward to the Board of Commissioners with no recommendation from the Planning Commission.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: **(August 2022)** **CC-1:** Approval 8-0-0; **CC-2:** No Vote; **CC-3:** Withdrawal, per the applicant's request 6-0-0; **CC-4:** Approval 7-0-0; **(April 2022)** **CC-5:** No Quorum. **CC-1:** Approval 6-0-1; **CC-2:** Deferral 10-0-0. The board felt there was not enough information provided about how it would impact surrounding areas; **CC-3:** Approval 7-3-0. Some board members were concerned that if the film studio does not succeed, the community will be left with a tall, empty building. Other Board members wanted to encourage economic development. **CC-4:** Approval 10-0-0; **CC-5:** Approval 8-0-0.