



# 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.