



# DeKalb County Government

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

## 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.**