



# DeKalb County Government

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

## Legislation Details (With Text)

**File #:** 2022-1487      **Version:** 1      **Name:**  
**Type:** Ordinance      **Status:** Preliminary Item  
**File created:** 4/1/2022      **In control:** Board of Commissioners - Zoning Meeting  
**On agenda:** 10/4/2022      **Final action:** 10/4/2022  
**Title:** 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.

### Indexes:

**Attachments:** 1. TA-22-1245671 Sept 2022 Staff Report OD Bldg Height, 2. TA-22-1245671 May 2022 Staff Report OD Bldg Height

Date	Ver.	Action By	Action	Result
10/4/2022	1	Board of Commissioners - Zoning Meeting		
9/1/2022	1	Planning Commission	defer to the Board of Commissioners with no recommendation	Pass
6/28/2022	1	Board of Commissioners		
5/26/2022	1	Board of Commissioners - Zoning Meeting	deferred for 30 days	Pass
5/5/2022	1	Planning Commission		

**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.