



DeKalb County Government

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

Legislation Details (With Text)

File #: 2022-2542 **Version:** 1 **Name:**
Type: Ordinance **Status:** Preliminary Item
File created: 11/17/2022 **In control:** Board of Commissioners - Zoning Meeting
On agenda: 1/26/2023 **Final action:**
Title: COMMISSION DISTRICT(S): All Districts
Application of the Director of Planning & Sustainability for a text amendment to the Zoning Ordinance, Chapter 27, Section 2.24.1, Table 2.2 (Non-Residential Zoning Districts Dimensional Requirements) to reduce or eliminate the minimum multi-family unit size in the O-I (Office Institutional) Zoning District. This text amendment is County-wide..

Indexes:

Attachments: 1. TA-22-1246147 Multi-Family Unit Size in O-I Jan BOC 2023 Staff Report

Date	Ver.	Action By	Action	Result
1/26/2023	1	Board of Commissioners - Zoning Meeting	approved	Pass
1/5/2023	1	Planning Commission		

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): All Districts

Application of the Director of Planning & Sustainability for a text amendment to the Zoning Ordinance, Chapter 27, Section 2.24.1, Table 2.2 (Non-Residential Zoning Districts Dimensional Requirements) to reduce or eliminate the minimum multi-family unit size in the O-I (Office Institutional) Zoning District. This text amendment is County-wide..

PETITION NO: N11-2022-2542 TA-23-1246147

PROPOSED USE: To reduce/eliminate the minimum multi-family unit size in the O-I zoning district.

LOCATION: N/A

PARCEL NO. : N/A

INFO. CONTACT: Brandon White, Planning Manager

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of the Director of Planning & Sustainability for a text amendment to the Zoning Ordinance, Chapter 27, Section 2.24.1, Table 2.2 (Non-Residential Zoning Districts Dimensional Requirements) to reduce or eliminate the minimum multi-family unit size in the O-I (Office Institutional) Zoning District. This text amendment is County-wide.

RECOMMENDATION:

COMMUNITY COUNCIL: CC-1: Denial; CC-2: Full Cycle Deferral; CC-3: Deferral; CC-4: Approval; CC-5: Full Cycle Deferral.

PLANNING COMMISSION: Approval.

PLANNING STAFF: Approval.

STAFF ANALYSIS: The proposal grants a limited exception to the multi-family minimum dwelling unit requirement (1,000sf) for the conversion of existing high-rise structures in existing O-I (Office-Institutional) zoning districts to multi-family developments. A minimum 400 square foot unit size would incentivize construction of efficiency/studio apartment units, which currently is cost prohibitive at the required 1,000 square foot threshold. Acceptance of this text amendment would permit reuse of existing structures and developed sites, introduce additional multi-family dwelling units into the housing supply, contribute to diversity of housing choices, channel residential density to designated activity centers and employment nodes. Staff recommends “Approval”.

PLANNING COMMISSION VOTE: Approval 9-0-0. Jan Costello moved, Deanna Murphy seconded for Approval, per Staff recommendation.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: CC-1: Denial 8-1-0; CC-2: Full Cycle Deferral 7-0-0. To allow staff to draft a new minimum square footage number; CC-3: Deferral 9-0-0. The Board did not think it was appropriate to totally eliminate the minimum unit size for apartments. They recommended full cycle deferral to allow the Planning Department to research what would be an appropriate minimum unit size for studio apartments and then allow the community council to review that information at the next Community Council meeting; CC-4: Approval 8-0-0; CC-5: Full Cycle Deferral 4-2-0.