



# DeKalb County Government

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

## Legislation Details (With Text)

**File #:** 2023-0185    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Public Hearing  
**File created:** 1/26/2023    **In control:** Board of Commissioners  
**On agenda:** 8/22/2023    **Final action:**  
**Title:** COMMISSION DISTRICT(S): County-wide  
Application of the Director of Planning & Sustainability to amend the DeKalb County Zoning Ordinance (Chapter 27) and the Code of DeKalb County, Chapter 2 (Administration) to address Workforce Housing..

### Indexes:

**Attachments:** 1. Substitute 2023 08.22 Item 2023-0185, 2. Substitute 2023 07.25 Item 2023-0185, 3. TA-23-1246284 Workforce Housing Draft Ord 1.24.23 March 2023 Staff Report

Date	Ver.	Action By	Action	Result
8/22/2023	1	Board of Commissioners	approved substitute	Pass
8/8/2023	1	Board of Commissioners	deferred substitute	Pass
6/27/2023	1	Board of Commissioners	deferred for 45 days	Pass
5/23/2023	1	Board of Commissioners	deferred for 30 days	Pass
4/25/2023	1	Board of Commissioners	deferred for 30 days	Pass
3/30/2023	1	Board of Commissioners - Zoning Meeting	deferred 30 days	Pass
3/7/2023	1	Planning Commission	deferred for two full cycles	Pass

Substitute

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

### SUBJECT:

**COMMISSION DISTRICT(S):** County-wide

Application of the Director of Planning & Sustainability to amend the DeKalb County Zoning Ordinance (Chapter 27) and the Code of DeKalb County, Chapter 2 (Administration) to address Workforce Housing..

**PETITION NO:** TA-23-1246284

**PROPOSED USE:** N/A.

**LOCATION:** County-wide.

**PARCEL NO. :** N/A

**INFO. CONTACT:** Brandon White, Current Planning Manager

**PHONE NUMBER:** 404-371-2155

### PURPOSE:

Application of the Director of Planning & Sustainability to amend the DeKalb County Zoning Ordinance (Chapter 27) and the Code of DeKalb County, Chapter 2 (Administration) to address Workforce Housing.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** CC-1: Deferral; CC-2: No Vote; CC-3: Deferral; CC-4: No Vote; CC-5: No Vote.

**PLANNING COMMISSION:** 2-Cycle Deferral.

**STAFF RECOMMENDATION:** Approval.

**PLANNING STAFF ANALYSIS:** The DeKalb County 2050 Unified Plan identifies workforce housing as a housing policy goal to “[e]ncourage reinvestment or redevelopment of commercial corridors including the introduction of residential or other new uses to these areas” (pg. 9). This was preceded by the 5-Year Update of the 2021 Comprehensive Plan which recommended that the County facilitate a process by which the development community would “provide workforce housing in appropriate activity centers in the County” (pg. 55). This text amendment proposes to implement the promotion of workforce housing throughout the unincorporated areas of the County. Further details are provided in the enclosed ordinance proposal. Staff recommends approval.

**PLANNING COMMISSION VOTE: 2-Cycle Deferral 9-0-0.** Jana Johnson moved, Jon West seconded for a Two-Cycle Deferral to the July 2023 zoning agenda.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** CC-1: Deferral 8-0-0; CC-2: No vote, discussion only; CC-3: Deferral 6-0-0; to allow appropriate time to review the text amendment; CC-4: No vote, discussion only; CC-5: No vote, discussion only.