



# DeKalb County Government

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

## Legislation Details (With Text)

**File #:** 2022-2269    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Public Hearing  
**File created:** 9/27/2022    **In control:** Board of Commissioners  
**On agenda:** 4/25/2023    **Final action:**  
**Title:** COMMISSION DISTRICT(S): Commission District 2 Super District 6  
Application of the Director of Planning & Sustainability for text amendments to the Zoning Ordinance, Chapter 27-3.22-Emory Village Overlay District-to update minimum distance requirements related to the sale of wine and malt beverages within the Overlay District.

### Indexes:

**Attachments:** 1. Substitute 2023 04.25 Item 2022-2269, 2. TA 22-1246100 Emory Village OVD Staff Report BOC March 2023, 3. TA-22-1246100 Jan BOC 2023 Staff Report Emory Vlg OVD, 4. TA-22-1246100 Nov 2022 Emory Vlg Staff Report

Date	Ver.	Action By	Action	Result
4/25/2023	1	Board of Commissioners	approved substitute	Pass
4/11/2023	1	Board of Commissioners		
3/30/2023	1	Board of Commissioners - Zoning Meeting	deferred to the next meeting	Pass
3/7/2023	1	Planning Commission	approval per staff recommendation	Pass
1/26/2023	1	Board of Commissioners - Zoning Meeting	Full cycle deferral	Pass
1/5/2023	1	Planning Commission		
11/17/2022	1	Board of Commissioners - Zoning Meeting	deferred for a full cycle	Pass
11/1/2022	1	Planning Commission	deferred for two full cycles	Pass

Substitute

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

### SUBJECT:

**COMMISSION DISTRICT(S):** Commission District 2 Super District 6  
Application of the Director of Planning & Sustainability for text amendments to the Zoning Ordinance, Chapter 27-3.22-Emory Village Overlay District-to update minimum distance requirements related to the sale of wine and malt beverages within the Overlay District.

**PETITION NO:** D5-2022-2269 TA-22-1246100

**PROPOSED USE:** Update to Chapter 27-3.22 - Emory Village Overlay District.

**LOCATION:** Emory Village Overlay District.

**PARCEL NO. :** N/A

**INFO. CONTACT:** Rachel Bragg, Zoning Administrator

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

**PURPOSE:**

Application of the Director of Planning & Sustainability for text amendments to the *Zoning Ordinance*, Chapter 27-3.22-Emory Village Overlay District-to update minimum distance requirements related to the sale of wine and malt beverages within the Overlay District.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** (Feb. 7, 2023) Deferral. (Dec. 6, 2022) Two-cycle deferral. (Oct. 11, 2022) No vote.

**PLANNING COMMISSION:** (March 7, 2023) Approval. (January 5, 2023) Two-Cycle Deferral. (November 1, 2022) 3-Cycle Deferral.

**PLANNING STAFF:** Deferral.

**STAFF ANALYSIS:** The proposed text amendments have been updated to a final draft form. (See attached report.) Staff recommends “Deferral to allow final review of text changes”.

**PLANNING COMMISSION VOTE:** (March 7, 2023) Approval 8-1-0. April Atkins moved, Deanna Murphy seconded for Approval, per Staff recommendation. Jana Johnson opposed. (January 5, 2023) Two-Cycle Deferral 9-0-0. Jon West moved, Jana Johnson seconded for a 2-Cycle Deferral to the May 2023 zoning agenda. (November 1, 2022) 3-Cycle Deferral 8-0-0. Jana Johnson moved, Jon West seconded for a 3-cycle deferral to the May 2023 zoning agenda.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** (Feb. 7, 2023) Deferral 8-0-0. Deferral, with direction that the stone house and other adjacent lot not be allowed to have residential development. (Dec. 6, 2022) Two-cycle deferral 9-0-0. To allow additional work on the amendment. (Oct. 11, 2022) No vote. Board members stated they would need more time to review the document, with no major objections to the proposed amendment.