



**DeKalb County Department of Planning & Sustainability**

**178 Sams Street**

**Decatur, GA 30030**

**(404) 371-2155 / [www.dekalbcountyga.gov/planning](http://www.dekalbcountyga.gov/planning)**

Michael Thurmond  
Chief Executive Officer

**Planning Commission Hearing Date: Tuesday, May 3, 2022, 5:30 PM**

**Board of Commissioners Hearing Date: Thursday, May 26, 2022, 5:30PM**

**TEXT AMENDMENT ANALYSIS**

**AGENDA NO.: D3**

**ZONING CASE NO.: TA-22-1245470**

**COMMISSION DISTRICTS:**

District 1, Super Districts 7

**APPLICANT:** Director of Planning & Sustainability

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**REQUEST:** Application of the Director of Planning & Sustainability for a Text Amendment to the zoning ordinance to the regulations of the Northlake Overlay District - Tier 2 to increase the allowed residential density from 30 units per acre to 60 units per acre.

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**AN ORDINANCE TO AMEND CHAPTER  
27 OF THE CODE OF DEKALB COUNTY,  
GEORGIA, AND FOR OTHER PURPOSES.**

**WHEREAS**, the Board of Commissioners is authorized to exercise zoning powers to protect and promote the County's health, safety, and general welfare;

**WHEREAS**, the zoning ordinance establishes the Northlake Overlay District to enhance the long-term economic viability of a certain portion of DeKalb County by encouraging new commercial and residential developments that increase the tax base and provide jobs to the citizens of DeKalb County;

**WHEREAS**, One of the purposes of the Northlake Overlay District is to establish and maintain a balanced relationship between industrial, commercial, and residential development to ensure a stable and healthy tax base in DeKalb County;

**WHEREAS**, the Board of Commissioners desires to allow higher density development for the properties with frontage on Parklake Drive that the maximum of 30 units per acre that is currently allowed;

**NOW THEREFORE, BE IT ORDAINED** by the Governing Authority of DeKalb County, Georgia, and be it hereby ordained by the Authority of same, that Chapter 27 of the Code of DeKalb County, as revised in 2015, is hereby amended as follows:

**PART I. ENACTMENT**

By amending the Section 3.33.4(C) as follows:

C. The I-20 Corridor Overlay District shall be divided into three (3) tiers to guide future development and redevelopment. The tiers are based on the future land use recommendations.

Tier 1—High-intensity area focused around the four (4) activity centers of Panola, Wesley Chapel, Candler Road and the Gresham Road area. The purpose of this tier is to allow the most intense mixed-use development. The goal is to allow for redevelopment of the oversized parking areas with new buildings including retail, office, and residential on one (1) parcel to decrease the need for vehicular trips. The maximum height shall be up to twenty (20) stories and sixty (60) dwelling units/acre.

Tier 2—Medium-intensity area wraps around the high-intensity area or at the locations of Snapfinger Woods and I-20/I-285 intersections. The purpose of this tier is to allow medium-density development in a mixed-use development. The maximum height shall be up to eight (8) stories and allows for up to forty (40) dwelling units per acre, **with the exception of the properties that front on Parklake Drive, which shall be up to eight (8) stories in height and up to sixty (60) dwelling units per acre.**

Tier 3—Low-intensity area which provides for a transition from the higher-intensity areas and more compatibility to the single-family neighborhoods adjacent to the overlay boundaries. The maximum height shall be up to four (4) stories and allows up to forty (40) dwelling units per acre.

## **PART II. EFFECTIVE DATE**

This ordinance shall become effective immediately on the date of adoption by the board of commissioners and approval by the chief executive officer.

## **PART III. SEVERABILITY**

Should any section or provision of this ordinance be declared by a court of competent jurisdiction to be invalid or unconstitutional, such decision shall not affect the validity of the ordinance as a whole nor any part thereof other than the part so declared to be invalid or unconstitutional. All ordinances or resolutions, or parts thereof, in conflict with this ordinance are repealed.

**ADOPTED** by the DeKalb County Board of Commissioners, this 26th day of May, 2022.

Robert Patrick  
Presiding Officer  
Board of Commissioners  
DeKalb County, Georgia

**APPROVED** by the Chief Executive Officer of DeKalb County, this 26th day of May, 2022

MICHAEL THURMOND  
Chief Executive Officer  
DeKalb County,  
Georgia

**ATTEST:**

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BARBARA SANDERS-NORWOOD, CCC  
Clerk to the Board of  
Commissioners and Chief Executive  
Officer  
DeKalb County, Georgia

TA-22-1245470  
Affected Area

