DEKALB COUNTY

BOARD OF COMMISSIONERS

ZONING AGENDA / MINUTES

MEETING DATE: March 25, 2008

ITEM NO. ~~H52~~

HEARING TYPE
PUBLIC HEARING

ACTION TYPE
ORDINANCE

SUBJECT: **Text Amendment** – Tucker Overlay District

COMMISSION DISTRICTS: 2 & 6

DEPARTMENT: Planning	PUBLIC HEARING: ✓ YES ☐ NO
ATTACHMENT: ✓ YES ☐ No PAGES: 30	INFORMATION CONTACT: Patrick Ejike/Kevin Hunter PHONE NUMBER: (404) 371-2155

PURPOSE:
TA–08-14452

Application of DeKalb County Board of Commissioners **to amend the text of the Zoning Ordinance Chapter 27, to create the Tucker Overlay District,** an associated boundary map, the standards for same and for other purposes.

REASON FOR REQUEST:

The Board of Commissioners desires to protect the Downtown Tucker Area in DeKalb County from encroachment of incompatible uses and structures, and seeks to ensure compatibility of the heights of structures within Downtown Tucker with general redevelopment which occurs around new mixed use developments. The ordinance desires to stimulate growth and development by allowing compatible uses in the Downtown Tucker Area, and adjacent residential areas. Establishment of this ordinance of this ordinance would create a positive real estate investment climate which will stimulate economic development and job creation. The Downtown Tucker Compatible Use Overlay District will create bonuses for good design, signage, landscaping and the relocation of parking to attract new business and development. The ordinance will encourage existing property owners to upgrade and reinvest in their properties, will encourage site assemblage and redevelopment of underutilized and vacant parcels will over time eliminate uses that are too intense, will encourage mixed use developments with more office and neighborhood retail uses, will allow for the reuse of previously developed parcels that have become obsolete, and will reduce the size and number of signs to help alleviate clutter and unsafe conditions for both motorists and pedestrians.

RECOMMENDATION(S):

PLANNING DEPARTMENT:

DEFERRAL. The proposed text amendment and attached ordinance requires review and approval as to form by the Law Department. Therefore, it is the recommendation of the Planning and Development Department that this text amendment be "Deferred."

PLANNING COMMISSION:
Approval per staff recommendation by a vote of 5-2-0.

COMMUNITY COUNCIL:
Deferral (8-1-0). The Council expressed several concerns relating to the text of the ordinance, including but not limited to design guideline, the use of special permits, and public spaces issues.

AN ORDINANCE

AN ORDINANCE TO AMEND THE CODE OF DEKALB COUNTY, GEORGIA, CHAPTER 27, ARTICLE III, PERTAINING TO THE DOWNTOWN TUCKER COMPATIBLE USE OVERLAY DISTRICT, AND FOR OTHER PURPOSES

WHEREAS, the board of commissioners has determined that there exists a need to amend the Code of Ordinances governing zoning in order to create a zoning overlay district for the Downtown Tucker Area; and

WHEREAS, the board of commissioners desires to protect the Downtown Tucker Area in DeKalb County from encroachment of incompatible uses and structures, and seeks to ensure compatibility of the heights of structures within Downtown Tucker with general redevelopment which occurs around new mixed use developments; and

WHEREAS, the Downtown Tucker Livable Centers Initiative Study was completed; and

WHEREAS, the board of commissioners desires to stimulate growth and development by allowing compatible uses in the Downtown Tucker Area, and adjacent residential areas; and

WHEREAS, the Downtown Tucker Compatible Use Overlay District regulations will create a positive real estate investment climate which will stimulate economic development and job creation; and

WHEREAS, the Downtown Tucker Compatible Use Overlay District will create bonuses for good design, signage, landscaping and the relocation of parking to attract new business and development; and

WHEREAS, the Downtown Tucker Compatible Use Overlay District regulations will encourage existing property owners to upgrade and reinvest in their properties, will encourage site assemblage and redevelopment of underutilized and vacant parcels, will over time eliminate uses that are too intense, will encourage mixed use developments with more office and

neighborhood retail uses, will allow for the reuse of previously developed parcels that have become obsolete, and will reduce the size and number of signs to help alleviate clutter and unsafe conditions for both motorists and pedestrians; and

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners and it is hereby ordained by the authority of same, that Chapter 27, Article III of the Code of DeKalb County is amended to read as follows:

PART I: ENACTMENT

Chapter 27, Article III, of the Code of DeKalb County, Georgia, is hereby amended as follows:

Section 27-730.1.1. Definitions.

Section 27—31 is hereby amended to add the following definitions in alphabetical order to read as follows:

Reserved.

Section 27-730.1.2. Scope of regulations.

This division establishes standards and procedures that apply to any development, use, alteration, height, density, parking, open space, and building that lies, in whole or in part, within the Downtown Tucker Compatible Use Overlay District, hereinafter referred to as the Tucker Overlay District. The Tucker Overlay District is based upon the urban design and development guidelines included in the Downtown Tucker Livable Centers Initiative (LCI) Plan.

The LCI's plan calls for a community that incorporates higher density development in the Downtown Tucker Area while providing a mix of commercial, office, recreation, and housing options. Also included in the LCI's goals is the improved mobility on the major corridors. Wherever the underlying zoning regulations are in conflict with the provisions of this overlay district, the regulations of this overlay district shall apply. This division shall be governed by Chapter 27 Article III - Division 1 – Section 27-730.1.0 of the DeKalb County Zoning Ordinance.

Section 27-730.1.3. Applicability of regulations.

This division applies to each application for a business license, land disturbance permit, building permit or sign permit which involves the development, use, alteration, or modification of any structure where the subject property is located in whole, or in part, within the boundaries of the Tucker

Overlay District. The procedures, standards, and criteria herein apply only to that portion of the subject property within the boundaries of the Tucker Overlay District.

Section 27-730.1.4. Statement of purpose and intent.

The purpose and intent of the board of commissioners in establishing the Tucker Overlay District is as follows:

(a) To promote the development of a more dynamic, mixed-use district of appropriate scale and magnitude in the Downtown Tucker Area;

(b) To ensure that new structures and developments are consistent with the vision and recommendations of the Downtown Tucker LCI Plan (completed in 2005) with significant community involvement and input;

(c) To provide a variety of housing types and promote mixed-income residential opportunities;

(d) To design and arrange structures, buildings, streets, and open spaces to create an inviting, walkable, human-scale environment;

(e) To provide for connectivity of streets and communities and reduce the dependence on automobile use by increasing the ease of movement and opportunities for alternative modes of travel;

(f) To ensure a proportional relationship of surrounding buildings with respect to the general spacing of structures, building mass and scale, and street frontage by using techniques to achieve compatibility, such as:

(1) Use of additional façade detail; proportion of façade elements, doorways, projections and insets; window scale and pattern; and creation of strong shadow lines as decorative elements;

(2) Use of consistent setbacks from property lines;

(3) Development of consistent sidewalks and a more active, interesting pedestrian environment;

(4) Use of landscaping, lighting and street furniture to unify district buildings and define space;

(5) Use of compatible building materials to promote a design and building aesthetic compatible with the desired urban character; and

(g) To implement the policies and objectives of the Comprehensive Plan and the Zoning Ordinance of DeKalb County within the Tucker Overlay District.

Section 27-730.1.5. District boundaries and map.

(a) The boundaries and development categories of the Tucker Overlay District are described below and shall be established by a zoning map amendment adopted pursuant to this chapter which amendment shall be incorporated herein and made a part of this Chapter 27:

(b) The foregoing Tucker Overlay District shall be divided into three (3) development categories:

(1) Neighborhood Zone:

The intent of the Neighborhood Zone is to preserve the residential neighborhood character and uses while allowing mixed use and commercial uses along the major roads within the district. This neighborhood character shall be guided by residential architecture such as pitched roofs, smaller scale, fenestration, cornices, columns, etc. The height in this district should be compatible to residential structures.

(2) Corridor Zone:

The intent of the Corridor Zone is to encourage mixed use type development along Lawrenceville Highway and LaVista Road that creates a more aesthetically pleasing and pedestrian friendly environment. Commercial, office, residential and multifamily mixed use type developments are desired. Although a mixture of uses is allowed, multifamily, townhouse, condominium and loft type structures are preferred. The orientation of any development shall be toward Lawrenceville Highway and LaVista Road however access can be from the rear.

(3) Village Zone:

The intent of the Village Zone is to revitalize Main Street and create a well defined core area for the Downtown Tucker Area. Mixed use type development with commercial, residential, and office uses is encouraged to help create the downtown, Main Street atmosphere. Additionally, the intent of the Tucker Overlay District is to incorporate the varying institutional uses such as churches, schools, public buildings, public squares/plazas, and government uses into the character of the district. The urban character of this district shall be guided by zero setbacks, urban edges, and common architectural themes, continuation of architectural rhythms, and building materials and massing.

(c) The planning and development director or designee shall have the final authority to determine whether any property is located within the boundaries of this section.

Section 27-730.1.6. Principal uses and structures.

The principal uses of land and structures which are allowed in the Tucker Overlay District are as provided by the underlying zoning district, subject to the limitations and standards contained within this division. All properties zoned C-1 (Local Commercial) District, C-2 (General Commercial) District, O-I (Office-Institutional) District, O-D (Office-Distribution) District, M (Industrial) District RM (Multi-Family Residential) District, or any R (Single Family Residential) District shall be used in accordance with the underlying zoning district and/or for the following principal uses of land and structures or a combination of uses in a mixed use development subject to the standards and limitations contained within this division.

(a) Principal uses and structures:

(1) Neighborhood Zone

a. Single-family detached

b. Two-family detached

c. Single-family attached

d. Office uses - not to exceed 5,000 square feet per use along primary streets (La Vista Road, Fellowship Road, and 1st Avenue)

e. Retail uses - not to exceed 5,000 square feet per use along primary streets

f. Live-Work Units along primary streets

(2) Corridor Zone

a. Single-family attached

b. Live-Work Units

c. Multi-family residential units

d. Mixed-Use with ground floor retail, office and/or service, and residential and/or office located on upper stories shall be allowed

e. Office uses - not to exceed 10,000 square feet per use.

f. Retail uses - not to exceed 10,000 square feet per use

(3) Village Zone

a. Single-family attached

b. Live-Work Units

c. Multi-family residential units

d. Government uses

e. Institutional Uses

f. Mixed-Use with ground floor retail, office and/or service, and residential and/or office located on upper stories shall be allowed

g. Office uses - not to exceed 10,000 square feet per use.

h. Retail uses - not to exceed 10,000 square feet per use

(b) Live-work units, which consist of buildings used jointly as dwellings and non-residential (work) purposes that are both permitted in the Tucker Overlay District. Live-work units shall meet all of the following standards:

(1) Work uses shall be compatible with residential uses and shall not produce or create noise, smoke, vibrations, smells, electrical interferences, or fire hazards that would unreasonably interfere with residential uses. Permitted uses shall include:

(A) Accounting office;
(B) Planning, engineering, or architectural office;
(C) Financial services office;
(D) Insurance office;
(E) Legal office;
(F) Counseling office;
(G) Real estate office;
(H) Information processing uses;
(I) Tutorial/educational services;
(J) Fine arts studios and/or galleries;
(K) Photography studios; and
(L) Consulting services.

(2) The maximum number of employees on the premises shall be two (2), in addition to the occupants of the residential space.

(3) The unit shall not accommodate more than two (2) customers / clients at a time.

(4) The minimum size of the live-work unit shall be one thousand two hundred (1,200) square feet with at least one-third of the unit designated for residential space.

Section. 27-730.1.7. Prohibited uses.

(a) The following principal uses of land and structures shall be prohibited within the Tucker Overlay District:

(1) Boarding and breeding kennels.
(2) Storage Yard for damaged or confiscated automobiles.
(3) Tire re-treading and recapping.
(4) Adult entertainment establishments.
(5) Adult service facility.
(6) Go-cart concession.
(7) Outdoor equipment and materials storage.
(8) Heavy repair shop and trade shop.
(9) Extended stay motels.
(10) Used cars sales.
(11) Temporary and /or seasonal outdoor sales.
(12) Title and pawn shops.
(13) Liquor stores.
(14) Night clubs.
(15) Salvage yards/junk yards.
(16) Self service car wash and detailing.
(17) Self storage.

Section 27-730.1.8. Accessory uses, buildings, and structures.

(a) Accessory uses and structures permitted within this district shall include these, incidental to any authorized use and structure, specifically including clubhouses, pods and other recreational amenities.

(1) Accessory uses and structures incidental to any authorized use.
(2) Parking lots and parking garages.
(3) Club house, including meeting room or recreation room.
(4) Swimming pools, tennis courts, and other recreation areas and similar amenities.
(5) Signs, in accordance with the provisions of chapter 21 and this chapter.

Section. 27-730.1.9. Special permits.

The following uses and structures shall be authorized only by permits of the type indicated:

(a) Special administrative permit from the director of planning or designee as referenced in section 27-747:

(1) Art shows, carnival rides, festivals and special events of community interest.
(2) Temporary outdoor social, religious, entertainment or recreation activity where the time period does not exceed fourteen (14) days duration, and adequate parking is provided on the site.
(3) Telecommunications antennas that are incorporated in architectural features such as steeples, clock towers, water towers and attached to the top of high-rise buildings subject to the requirements of section 27-779.

(4) Outdoor recreation /entertainment facilities.

(b) Special land use permit from the board of commissioners:

(1) Heliport.

Section 27-730.1.10. Development standards.

The following requirements shall apply to new structures in the Tucker Overlay District:

(a) Development standards for live-work units:

(1) All off-street parking shall be hidden behind or within individual units. Garages may not face the public street.

(2) The front entrance to each unit shall be at grade opening directly onto the public sidewalk or a public space adjacent to the public sidewalk.

(b) Development standards for commercial and mixed-use buildings:

(1) Ground-floor commercial and retail uses shall have entrances at grade opening directly onto the public sidewalk or a public space adjacent to the public sidewalk.

(2) Canopies over retail and commercial entrances and/or windows shall be mounted at a single consistent height for each building.

(3) The size of lease commercial space shall vary within each development to allow for diversity of tenants.

(4) A minimum of 65% of the ground-floor façade of mixed-use and commercial buildings shall be clear and untinted, transparent glass storefront.

(5) Pedestrian access shall be provided from parking behind buildings to the public sidewalk through the ground floor of the building or via sidewalks between buildings.

(c) Development standards for multi-family buildings:

(1) Ground-floor residential units that face the street shall have entrances with a stoop or porch between the sidewalk and the building façade. A sidewalk shall connect all ground floor entrances to the public sidewalk.

(2) Multi-family buildings shall be set back between five (5) and fifteen (15) feet from the back of the sidewalk. This area between the sidewalk and the building façade shall contain only steps, front porches or stoops, balconies, or landscaping. Mechanical equipment and other building service items may not be located within the setback area between the public sidewalk and building façade.

(d) Site design requirements:

(1) When blocks are subdivided by new streets, the maximum length of resulting new blocks shall be three-hundred (300) linear

feet. Along Lawrenceville Highway and LaVista Road, the maximum block length shall be seven-hundred (700) feet.
(2) The maximum curb radius at any intersection or curb cut is thirty (30) feet.
(3) All parking shall be accessed via shared alleys or private drives. No curb cuts shall be allowed on primary streets (Lawrenceville Highway, Main Street, La Vista Road, Fellowship Road, and 1st Avenue) if the development is accessible by another street. If an existing block face on a primary street exceeds seven hundred (700) linear feet, then one (1) curb cut per seven-hundred (700) linear feet is allowed. If a development is accessible from more than one (1) secondary street, the development shall be limited to one (1) curb cut per block face. If a development is only accessible from one (1) street, the development is limited to two (2) curb cuts on that street.
(4) All curb cuts shall be a maximum of twenty-four (24) feet wide.
(5) Common or joint driveways are encouraged and may be authorized by the director of planning or designee.
(6) Driveways must be perpendicular to the adjacent street. Circular and non-perpendicular driveways are prohibited.
(7) Buildings shall be located toward the front of each lot no more than twenty (20) feet from the public sidewalk. If a lot is bound by more than one public street, the front of the lot shall be considered the side adjacent to the street with the highest classification as follows: Primary: Lawrenceville Highway, LaVista Road, Main Street, 1st Avenue, and Fellowship Road; Secondary: new streets and other existing streets. If the building is contained on a lot at the intersection of two primary streets, the building shall be oriented towards the intersection.
(8) For non-residential purposes, the primary ground floor entrance to all buildings shall be clearly visible from the street, shall face the street, and shall be unlocked during operating business hours. If a building fronts more than one public street, the primary entrance shall face the street with the highest classification as follows: Primary: Lawrenceville Highway, LaVista Road, Main Street, Fellowship Road, and 1st Avenue; Secondary: new streets and other existing streets.
(9) Where development is on a primary or secondary street and also across the street from existing single-family homes which face the street, the development shall contain buildings facing the primary or secondary street and the existing single-family development.

(10) Maximum spacing between buildings along a primary street shall be twenty (20) feet unless a public space, such as a park or plaza, is provided between the respective buildings. Exceptions will be made for curb cuts approved according to section 27-730.1.10 (d)(3) above.

(11) Minimum space between buildings shall be zero (0) feet, but if the property is adjacent to an existing building with windows facing the property line, the setback shall be twenty (20) feet from the face of the existing building.

(12) All service areas shall be screened from view from the street with buildings, landscaping, or decorative fencing.

(13) Decorative fencing shall only be made of brick, stone, wrought iron, or wood. Fencing in the front yard of any property shall not be higher than four (4) feet. Fencing to the rear or side of a building shall not be higher than six (6) feet.

(14) No barbed wire, razor wire, chain link fence or similar elements shall be visible from any public plaza, ground level or sidewalk level outdoor dining area or public right-of-way.

(15) Gates and security arms shall be prohibited from crossing any public street or sidewalk.

(16) All utilities shall be located underground.

(e) Building height:

(1) Within the Tucker Overlay District, there shall be three development categories for the purpose of establishing allowable building heights. The boundaries of these development categories shall be established by a zoning map amendment adopted pursuant to this chapter which amendment shall be incorporated herein and made a part of this chapter 27.

(2) All building heights are to be measured from the finished sidewalk to the top of cornice (or top of parapet wall) for flat-roofed buildings or the bottom of the eave for sloped roofed buildings along the façade that faces the street with the highest volume of daily traffic. Levels measuring less than six (6) feet in height for the purposes of raising the first floor level above the street level, providing a consistent first floor level (crawl space), or for the sole purpose of housing, mechanical, plumbing or electrical equipment shall not be counted as stories for the purposes of calculating maximum building heights.

(3) All buildings within the Tucker Overlay District shall be a minimum of two (2) stories tall and twenty-eight (28) feet in height except for single family detached houses in the Neighborhood Zone. Single family detached houses shall be allowed to be a minimum one (1) story.

(4) The maximum height for buildings for the Tucker Overlay District shall be three (3) stories or forty-five (45) feet, whichever is less, except as provided in section 27-730.1.10 (e)(6) below.
(5) Single-family attached townhomes or live/work units in all of the development zones shall not exceed three (3) stories or forty-five (45) feet, whichever is less.
(6) Buildings in the Corridor Zone and Village Zone (excluding those located along Main Street) shall be permitted to exceed the maximum building height limit in section 27-730.1.10 (e)(4) above provided it meets one or more of the following:

(A) Single family attached and live/work units are permitted to add one (1) additional story if twenty percent (20%) of the total number of residential units within a development of fifteen (15) units or more are priced for workforce housing as defined in section 27-31. Mixed use buildings that include residential units and multi-family buildings are permitted to add one (1) additional story if twenty percent (20%) of the total number of residential units within a development of twenty (20) units or more are priced for workforce housing as defined in section 27-31.
(B) Commercial and residential developments are permitted to add one (1) additional story to each building on a given lot if a contiguous publicly accessible open space, as defined by section 27-730.1.11, not including on street parking and public sidewalks along roadways, comprising at least twenty-five percent (25%) of the development, is provided.
(C) Commercial and multi-family buildings fronting Lawrenceville Highway are permitted to add one (1) additional story to the respective building if seventy-five percent (75%) or more of the ground floor space is used for retail or service commercial uses with storefronts oriented toward a public street.
(D) The maximum building height with any combination of height bonuses listed above shall be dependent upon building use according to the chart below. Special land use permits and variances shall not alter or allow structures taller than the maximum building heights provided herein within the Tucker Overlay district:

Building Use	Max. Building Height	Max Building Height with Bonuses
Single-Family	3 stories or 45	4 stories or 60

Attached	feet*	feet*
Commercial	3 stories or 45 feet*	4 stories or 60 feet*
Multi-Family	3 stories or 45 feet*	4 stories or 60 feet*
Mixed-Use	3 stories or 45 feet*	4 stories or 60 feet*

* Whichever is less

(f) Building Setbacks: The following requirements shall apply to all structures in the Downtown Tucker Overlay District:

(1) Minimum front setback shall be zero (0) feet. Buildings shall be permitted to be setback from the public sidewalk to allow for building stoops, front porches, balconies or steps, a public space or public park, outdoor dining, outdoor merchandising, or landscaping that does not completely cover the façade of the building. All ground floor uses shall have a sidewalk along the street.

(2) The minimum side and rear setbacks shall be zero (0) feet, however if the property is adjacent to an existing building with windows facing the property line, the setback shall be no less than twenty (20) feet from the face of the existing building. The side of a building facing a public street shall be permitted to set back from a public sidewalk to allow for building stoops, front porches, balconies or steps, a public plaza or park, outdoor dining, outdoor merchandising, or landscaping that does not completely cover the façade of the building. All ground floor uses must have a sidewalk or clear hardscape pathway connecting the building entrance to the public sidewalk along the street.

(3) For buildings located along Main Street, the maximum front setback shall be no greater than the average of the current buildings on the block.

Section 27-730.1.11. Open space requirements.

(a) Within the Tucker Overlay District, there shall be three Development Categories for the purpose of establishing required public space. The boundaries of these Development Categories shall be established by a zoning map amendment adopted pursuant to this chapter which amendment shall be incorporated herein and made a part of this Chapter 27.

(b) A publicly accessible open space shall be provided as follows:

(1) A publicly accessible open space, which is at grade and a minimum of twenty percent (20%) of the total development lot,

shall be provided by each new development that includes residential uses in the Corridor Zone and the Neighborhood Zone.
(2) A publicly accessible open space, which is at grade and a minimum of ten percent (10%) of the total development lot, shall be provided by each new development that includes residential uses in the Village Zone.

Development Category	Minimum Percentage of Open Space*
Corridor Zone	20 %
Neighborhood Zone	20 %
Village Zone	10 %

*Applies only to new development that includes residential uses.

(c) All publicly accessible open spaces shall be at grade, open to general public access during daylight hours, surrounded by buildings with a mix of active uses on the ground floor on at least one side, face the public street, and be directly accessible from a public sidewalk along a street. Ground floor active uses shall include primary entries and exits into the building and may include, but are not limited to, retail storefronts, professional office storefronts and/or the primary façade of residential buildings with direct entries and exits to multiple residential units.
(d) Publicly accessible open spaces should include appropriate landscaping including shade trees. At least one shade tree must be provided within or directly adjacent to the open space for every 2,000 square feet of open space. Shade trees must be a minimum of three and one half (3.5) inches in caliper measured twelve (12) inches above ground, shall be a minimum of sixteen (16) feet in height, shall have a minimum mature height of thirty (30) feet and shall be limbed up to a minimum height of eight (8) feet.
(e) Publicly accessible open spaces including front yards, planted areas, fountains, parks, plazas, trails, paths, and hardscape elements related to sidewalks and plazas, and similar features which are located on private property and accessible to the general public;, the portion thereof located on private property; and natural stream buffers shall be permitted to count toward the twenty percent (20%) open space requirement.
(f) Private courtyards and other private outdoor amenities shall be located at the interior of the block, behind buildings or on rooftops. Private courtyards and outdoor amenities shall be prohibited from being counted toward the twenty percent (20%) minimum open space requirement and

other open space calculations that may increase maximum building heights.

(g) All open space including buffers, setbacks, sidewalk clear zones, sidewalk zones, and open spaces shall be fully implemented prior to issuance of a certificate of occupancy for the primary development.

(h) When a private property owner provides landscaping within the public right-of-way and the landscaping dies within one-year of installation, such landscaping shall be replaced within the earliest possible planting season.

(i) Covenants or other legal arrangements shall specify ownership of all open spaces, the method of and responsibility for maintenance, taxes, and insurance, compulsory membership and assessment provisions, and shall be incorporated into legal instruments sufficient to ensure that the open space requirements of this section are maintained.

Section 27-730.1.12. Transitional buffer zone requirements.

(a) Where a lot on the external boundary of the Tucker Overlay District is used for non-residential purposes and adjoins the boundary of any property outside the district that is zoned for any R-zoning classification, RM-zoning classification, MHP-zoning classification, or TND classification, a transitional buffer zone of not less than fifty (50) feet in width shall be provided and maintained in a natural state or so as to maintain an effective visual screen. Said transitional buffer zone shall not be paved or otherwise covered with non-pervious surfaces and shall not be used for parking, loading, storage, or any other uses, except that portions of the transitional buffer zone may be utilized for installation of utilities when necessitated by the development, and when the applicant shows that the utilities cannot be located outside of the transitional buffer zone. Water detention ponds shall not be located within the transitional buffer zones. No trees, other than dead or diseased trees, shall be removed from said transitional buffer zone, but additional trees and plant material may be added to the transitional buffer zone.

Section 27-730.1.13.Architectural regulations.

(a) Allowable building materials shall include brick, stone, wood, architectural metal siding, and fiber cement siding. The following building materials shall be prohibited: vinyl siding, exposed concrete block or concrete masonry units, exposed plywood, plastic or PVC, and synthetic stucco or EIFS.

(b) Large buildings, longer than one hundred (100) continuous feet, shall vary the cornice height and create variations in façades with changes in façade depth, materials, textures, colors, and/or window and door patterns to provide visual interest and prevent a massive imposing appearance.

(c) Building facades should promote architectural and visual interest. A minimum of thirty-five percent (35%) of any façade facing a public street

shall consist of openings including windows and doorways except where Section 27-730.1.10 .b.4 applies.

(d) Service areas, trash dumpsters, trash compactors and all other mechanical areas and equipment shall be screened from view from all streets and public rights of way. Screening shall be permitted to include landscaping and/or architectural treatment of color similar to the building, to screen the equipment.

(e) Roof structures visible from the public right of way may be sloped or flat. Sloped roofs shall be hip roofs of less than forty-five (45) degrees in pitch or gable roofs of at least thirty (30) degrees in pitch. Sloped roofs shall have overhangs of at least twelve (12) inches on all sides and shall not exceed one hundred (100) feet in length without a change in plane. Permitted roofing materials for sloped roofs include asphalt or fiberglass shingles, solar shingles used with asphalt or fiberglass shingles, standing seam metal roof, ceramic tile, and slate or synthetic slate. Flat roofs shall have decorative and/or corbelled parapets on all sides visible from public rights of way and drain to internal roof drains and/or to the rear of the structure, limiting downspouts on facades along primary and secondary streets. Simple barrel vaults or roofs are allowable. Mansard, gambrel, and shed roof forms are prohibited.

Section 27-730.1.14. Streets and sidewalks.

(a) All streets within the Tucker Overlay District shall be public streets. Private streets are prohibited.

(b) All streets shall comply with the requirements of public streets found in chapter 14 and other applicable sections of this code.

(c) Streets shall be designed to create an interconnected system of grid-patterned roads, modified only to accommodate topographical conditions.

(d) Pedestrian zones shall be provided on all streets and shall consist of a landscape zone and a sidewalk zone of widths as provided below. Landscape zones shall be planted with trees, grass, ground cover or flowering plants, or consist of brick pavers, concrete pavers, or granite pavers where on-street parking is provided or pedestrian crossing and/or congregation is likely. Sidewalk zones shall be paved in concrete and kept clear and unobstructed for the safe and convenient use of pedestrians.

(1) The intent of this section is to provide for a fifteen (15) foot wide pedestrian zone with a five (5) foot wide landscape zone measured from the back of the adjacent street curb and a ten (10) foot wide sidewalk zone along Main Street. However, Main Street right-of-way variations and the current conditions may not provide for a uniform application of this requirement. As such, the director of planning or designee in consultation with the director of public works shall determine on a case by case basis, the requirements for the pedestrian zone along Main Street. The pedestrian zone shall

consist of a landscape zone and a sidewalk zone. This applies to all properties abutting Main Street that are within the Tucker Overlay District boundaries.

(2) New development shall provide a fifteen (15) foot wide pedestrian zone consisting of a five (5) foot wide landscape zone measured from the back of the adjacent street curb and a ten (10) foot wide sidewalk zone along First Avenue.

(3) New development within the Tucker Overlay District shall provide a fifteen (15) foot wide pedestrian zone consisting of an eight (8) foot wide landscape zone measured from the back of the adjacent street curb and seven (7) foot wide sidewalk zone along Lawrenceville Highway, LaVista Road., and Fellowship Road.

(4) New development within the Tucker Overlay District shall provide a ten (10) foot wide pedestrian zone consisting of a four (4) foot wide landscape zone measured from the back of the adjacent street curb and a six (6) foot wide sidewalk zone elsewhere along all new and existing streets other than Main Street, 1st Avenue, Lawrenceville Highway, LaVista Road, and Fellowship Road.

(5) All sidewalk paving materials shall be continued across any intervening driveway at the same prevailing grade and cross slope as on the adjacent pedestrian sidewalk area with all driveway crossings meeting ADA standards.

(6) Pedestrian sidewalk areas paved with materials other than concrete that are consistent in color with concrete sidewalks may be allowed with the approval of the director of planning or designee, as long as the materials meet ADA standards.

(7) Where newly constructed sidewalks abut existing sidewalks, the newly constructed sidewalk shall provide safe facilitation of pedestrian traffic flow to adjacent sidewalks. Any development that disturbs existing sidewalks on the adjacent property shall replace disturbed areas to their pre-disturbance state and condition.

(8) Safe and convenient pedestrian pathways shall be provided from sidewalks along streets to each structure entrance, including pedestrian access routes to parking decks and through parking lots and between adjacent buildings within the same development. All such pathways shall be concrete and a minimum width of five (5) feet.

(e) Landscape zones:

(1) Street trees shall be planted in all landscape zones spaced at a maximum distance of thirty (30) feet on center.

(2) New street trees must be a minimum of three and one half (3.5) inches in caliper measured twelve (12) inches above ground, shall be a minimum of sixteen (16) feet in height, shall have a

minimum mature height of thirty (30) feet and shall be limbed up to a minimum height of eight (8) feet.

(3) Street trees shall have a minimum planting area of four feet by eight feet (4' x 8'). Tree planting areas shall provide porous drainage systems that allow for drainage of the planting area.

(4) Street tree species shall be consistent for entire block lengths. Species shall be permitted to change on individual block face due only to limited supply and/or concerns regarding disease or the health of existing and proposed trees with approval from the director of planning or designee and consultation from a certified arborist.

(5) All initial plantings and plant removal other than routine maintenance or replacement shall be approved by the director of planning or designee.

(6) Benches, trash receptacles, and bike racks shall be placed within the landscape zone on the following streets: Lawrenceville Highway, LaVista Road, Main Street, 1st Avenue, and Fellowship Road.

Section 27-730.1.15. Parking.

(a) Off-street parking requirements for uses and structures are authorized and permitted, as follows:

(1) Residential:

(A) Single-family detached: One (1) space minimum, two (2) spaces maximum.

(B) Two-family detached: One (1) space per family unit minimum, two (2) spaces per family unit maximum.

(C) Single-family attached: One (1) space minimum, two (2) spaces maximum.

(D) Multi-family: One (1) space per dwelling unit minimum, two (2) spaces per dwelling unit maximum.

(2) Commercial: One (1) parking space for every four-hundred square feet of gross building area (minimum and maximum).

(3) Retail: One (1) parking space for every three-hundred square feet of gross building area (minimum and maximum).

(4) Other uses: One (1) parking space for every three hundred (300) square feet of gross building area.

(b) Shared-parking is encouraged and may result in permitted reductions of off-street parking requirements. Parking facilities within a lot may be shared if multiple uses cooperatively establish and operate parking facilities and if these uses generate parking demands primarily when the remaining uses are not in operation. Applicants shall make an application to the director of planning or designee for authorization for shared parking. Applicants shall include proof of a written formal shared-parking

agreement between the applicant and all affected property owners. Shared parking arrangements may be approved by the director of planning or designee upon determination that the above stated off-street parking requirements for each use are met during said use's operational hours. Required parking for residential units shall be prohibited from being shared.

(c) Required residential parking shall be segregated from parking for all other uses with the exception of additional parking provided for live/work single-family units.

(d) Each development which provides automobile parking facilities shall provide bicycle parking facilities in adjacent parking structures, parking lots, or the landscape zone of the adjoining sidewalk. Non-residential developments shall provide bicycle parking at a ratio of one (1) bicycle parking space for every twenty (20) vehicular spaces. Multifamily residential developments shall provide bicycle parking facilities at a minimum ratio of one (1) bicycle parking space for every five (5) multi-family units. No development shall have fewer than three (3) bicycle parking spaces nor be required to exceed a maximum of fifty (50) bicycle parking spaces.

(e) All off-street parking including surface lots and parking decks shall be located behind or beside buildings.

(f) Off-street parking shall be screened from view from any public street by buildings and/or landscaping. Off-street parking may not be located between the public street and the building's front façade. If a lot is bound by more than one public street, the front of the lot shall be considered the side adjacent to the street with the highest classification as follows: Primary: Lawrenceville Highway, LaVista Road, Main Street, Fellowship Road, and 1st Avenue; Secondary: new streets and other existing streets.

(g) Any portion of a parking deck that is adjacent to a public street shall be screened with retail on the ground-floor. Any upper stories of a parking deck that are visible from a public street shall be clad with materials permitted in Section (a) of Architectural Design Standards to resemble office or residential buildings with fenestration.

(h) Surface parking provided to the side of any building along a public street shall be designated for short-term (no longer than 2 hours) parking.

(i) Wheel stops or bumpers shall be placed at the head of all off-street parking spaces that abut a landscape strip or sidewalk.

(j) All surface parking lots of twenty (20) parking spaces or more must include landscaping in the form of shade trees within the confines of the surface parking lot. One shade tree must be provided for every ten (10) parking spaces. Shade trees must be a minimum of three and one half (3.5) inches in caliper measured twelve (12) inches above ground, shall be a minimum of sixteen (16) feet in height, shall have a minimum mature

height of thirty (30) feet and shall be limbed up to a minimum height of eight (8) feet.

(k) All surface parking, parking decks, and parking structures shall have a landscape strip minimum of six (6) feet in width immediately contiguous to the parking facility for the whole of the exterior perimeter of the parking facility except at vehicular or pedestrian entrances and exits and where ground floor retail uses are located. Such landscape strips shall contain no less than one (1) under story or over story tree per fifty (50) linear feet, ten (10) shrubs per fifty (50) linear feet, and a minimum of ninety percent (90%) living groundcover, sod and/or annual or perennial color in the landscape strip surface area.

(l) If required automobile parking spaces cannot be reasonably provided on the same lot on which the principal use is conducted, such spaces may be provided on adjacent or nearby property within the overlay district through a shared parking agreement approved per section 27-27-730.1.15 (b) above, provided a majority of such spaces lie within seven hundred (700) feet of the main entrance to the principal use for which the parking is provided.

(m) On-street parking spaces provided by a development shall be permitted to be counted toward the minimum parking requirements for the respective development for all uses except single-family attached dwellings. On-street parking spaces shall be prohibited from being counted toward the maximum parking limitations.

(n) No parking area may be used for the sale, repair, dismantling, service, or long term storage of any vehicles or equipment.

Section 27-730.1.16. Signs.

(a) The Tucker Overlay District shall comply with the requirements of chapter 21.

(b) Ground signs shall be monument style signs with a base and framework made of brick or stone.

(c) Blinking lights and neon lights shall be prohibited on all signs.

(d) The combined area of any and all signage of any building or structure shall not exceed ten percent (10 %) of the main building façade.

(e) The maximum height of any freestanding sign above the average grade elevation of the nearest public way or within a twenty (20) foot radius of the sign shall not exceed the following:

(1) Eight (8) feet where the sign face does not exceed forty (40) square feet;

(2) Ten (10) feet where the sign face does not exceed sixty (60) square feet; or

(3) Twelve (12) feet where the sign face exceeds sixty (60) square feet.

Section 27-730.1.17. Underground utilities.

All utilities except for major electric transmission lines and sub-stations are required to be placed underground except where the director of development or designee determines that underground utilities are not feasible due to pre-existing physical conditions, such as conflicting underground structures or utilities, shallow rock, high water table, or other similar geologic or hydrologic conditions.

Section 27-730.1.18. Street lights and street furnishings.

Street lights and street furnishings are required for all public streets and shall conform to the Design Guidelines for the Tucker Overlay District.

(a) Street and pedestrian lighting shall be alternated along roadways.

(b) Street lights shall be located within the landscape zone spaced at a maximum distance of one hundred eighty (180) feet on center on the following streets: Lawrenceville Highway, LaVista Road, Main Street, 1st Avenue, and Fellowship Road.

(c) Pedestrian lights shall be located within the landscape zone spaced at a maximum distance of ninety (90) feet on center on the following streets: Lawrenceville Highway, LaVista Road, Main Street, 1st Avenue, and Fellowship Road.

(d) Lighting fixtures must be approved by the Public Works Transportation Division.

Section 27-730.1.19. Inter-parcel access.

To the maximum extent possible, sidewalks and parking lots serving adjacent lots shall be interconnected to provide continuous driveway connections and pedestrian connections between adjoining lots and streets, except that this requirement shall not apply to lots zoned for single-family residential development. Where necessary, DeKalb County may require access easements be provided to ensure continuous access and egress routes connecting commercial, office and multifamily lots.

Section 27-730.1.20. Multi-modal access plan.

(a) Multi-Modal Access Plan required. Each new application for a development permit within the Tucker Overlay District shall be accompanied by a multi-modal access plan prepared at a scale not greater than 1"=100'. The multi-modal access plan shall cover the full extent of the proposed development along with public rights of way of adjoining streets and any other property lying between the subject property and the nearest public streets on all sides. The purpose of the multi-modal access plan is to demonstrate a unified plan of continuous access to and between all buildings in the proposed development and adjacent properties.

(b) Connections to available transportation modes, such as driveways, sidewalk, and bike paths shall be shown along adjacent streets and those entering adjoining properties. Safe and convenient pedestrian ways shall be provided from sidewalks along streets to each building entrance, including pedestrian access routes across parking lots and between adjacent buildings within the same development. Where an existing or planned public transportation station or stop is within 1,250 feet (straight line distance) from any boundary of the subject property, the access plan shall show how pedestrians may safely travel from such station or stop to the subject property, the access plan shall show how safe, continuous and convenient bicycle access shall be provided to the subject property.

Section. 27-730.1.21. Design guidelines.

The planning director or designee is authorized to create, administer, and amend Design Guidelines for the Tucker Compatible Use Overlay District. These standards shall provide acceptable architectural design controls, landscaping, detail drawings, signage, fencing, lighting, street and site furniture and grating. These standards shall be used to promote proper design criteria for the overlay district and shall guide the planning director in deciding whether a proposed design complies with the requirements of this overlay district. The Design Guidelines are hereby made a part of this ordinance and shall be amended from time to time.

Section 27-730.1.22. Plans required; certificate of compliance.

(a) No permit or license shall be issued within the Downtown Tucker Overlay District until the applicant for such a permit or license has submitted an application for overlay district compliance to the Planning and Development Department that meets all requirements of this division and such application has been approved as an application provision provided herein.

(b) Plans required. Prior to the issuance of any land disturbance permit, building permit, or sign permit, the applicant shall submit a Conceptual Design Package and Final Design Package to the director of planning or designee. The Planning director or designee shall provide a copy of the submittals to the related District Commissioner(s) and At-Large Commissioner(s) for review and comment. The Final Design package must include full architectural and landscape architectural plans and specifications. The submitted plans must include a site plan, architectural elevations and sections; renderings depicting the building design including elevations and architectural details of proposed buildings, exterior materials and colors, and plans and elevations of all hardscape, landscape and signs, all of which shall demonstrate that the proposed design is in compliance with all the requirements of this Tucker Overlay District and the underlying zoning classification.

(c) Fees. The Conceptual Design Package shall be accompanied by an application and payment of a fee in an amount determined by the board of commissioners.

Section 27-730.1.23. Conceptual plan package review.

The Conceptual Plan Package shall be composed of the following:

(a) Ten copies of a site plan drawn to a designated scale of not less than one inch equals one-hundred feet (1" = 100'), certified by a professional engineer or land surveyor licensed by the State of Georgia, presented on a sheet having a maximum size of 24" x 36", and one 8½" x 11" reduction of the plan. If presented on more than one sheet, match lines shall clearly indicate where the several sheets join. Such plan shall contain the following information:

(1) Boundaries of the entire property proposed to be included in the development, with bearings and distances of the perimeter property lines;

(2) Scale and north arrow, with north, to the extent feasible, oriented to the top of the site plan and on all supporting graphics;

(3) Location, size and dimensions in length and width of all landscaped areas, transitional buffers, and open space;

(4) Existing topography with a maximum contour interval of five (5) feet and a statement indicating whether it is an air survey or field run;

(5) Delineation of any floodplain designated by the Federal Emergency Management Agency, United States Geological Survey, or DeKalb County;

(6) The delineation of any jurisdictional wetlands as defined by Section 404 of the Federal Clean Water Act;

(7) Approximate delineation of any significant historic or archeological feature, grave, object or structure marking a place of burial if known, and a statement indicating how the proposed development will impact it;

(8) A delineation of all existing structures and whether they will be retained or demolished;

(9) Location of all proposed uses, lots, buildings, building types and building entrances;

(10) Height and setback of all buildings and structures;

(11) Areas, lot sizes and development density for each type of proposed use;

(12) Location, size, and number of all on-street and off-street parking spaces, including a shared parking analysis, if shared parking is proposed;

(13) Identification of site access points and layout, width of right-of-way and paved sections of all internal streets;

(14) Conceptual plans for drainage with approximate location and estimated size of all proposed stormwater management facilities and a statement as to the type of facility proposed;

(15) Areas to be held in joint ownership, common ownership, or common control;

(16) Location of proposed sidewalks and bicycle facilities trails, recreation areas, parks, and other public or community uses, facilities, or structures on the site;

(17) Conceptual layout of utilities and location of all existing or proposed utility easements having a width of ten feet or more;

(18) Standard details of signs, sidewalks, streetlights, driveways, medians, curbs and gutters, landscaped areas, fencing, grating street furniture, bicycle lanes, streets, alleys, and other details demonstrating compliance with the Tucker Overlay District regulations;

(19) Seal and signature of professional preparing the plan.

(b) Ten copies of conceptual building designs including elevation drawings drawn to a designated scale of not less than one-sixteenth inch equals one foot (1/16" = 1') showing architectural details of proposed buildings, exterior materials, all of which demonstrate that the proposed design is in compliance with the requirements of the Tucker Overlay District regulations. Drawings shall be presented on a sheet having a maximum size of 24" x 36", and one 8½" x 11" reduction of each sheet. If presented on more than one sheet, match lines shall clearly indicate where the several sheets join.

(c) A written statement explaining how the proposed development will meet the standards of this division, including the purposes and intent contained in Section 3: Statement of Purpose and Intent. The written statement shall also include information describing the number of acres contained in the development; the number of dwelling units by type, the gross residential density; the area (in square feet) of any commercial uses; the common open space acreage; the anticipated number, type, and size of other public amenities; and the proposed legal mechanism for protecting and maintaining common open space, if applicable.

(d) A multi-modal access plan, prepared at a scale not greater than 1"=100', to demonstrate a unified plan of continuous access to and between all structures in the proposed development and adjacent properties where connections are appropriate. The multi-modal access plan shall cover the entire proposed development along with public rights of way of adjoining streets and any other property lying between the subject property and any primary or secondary streets. Safe and convenient pedestrian pathways shall be provided from sidewalks along streets to each structure entrance, including pedestrian access routes across parking lots and between adjacent buildings within the same development.

Section 27-730.1.24 Final design package review and approval process.

(a) Upon receiving comments on the Conceptual Design package, the applicant will submit the Final Design Package for review and approval. The Final Design Package must include full architectural and landscape architectural plans and specifications. The submitted plans must include a site plan, architectural elevations and sections; renderings depicting the building design including elevations and architectural details of proposed buildings, exterior materials and colors, and plans and elevations of all hardscape, landscape and signage, all of which shall demonstrate that the proposed design is in compliance with all requirements of this Tucker Overlay District and the underlying zoning classification. The Final Design Package must be signed and sealed by a professional engineer/architect. The Final Design Package must contain all plans, elevations, sections and specifications necessary for obtaining development and building permits. The applicant may submit the Final Design Package simultaneously with the submission for permitting.

(b) Review. The director of planning or designee shall review each application for compliance with all requirements of the Tucker Overlay District and the underlying zoning classification. Where the director or designee determines that said plans comply with the requirements of the Tucker Overlay District a certificate of compliance shall be issued in the form of the director or designee signing the plans and drawings after which the applicant shall then apply for land disturbance, building or signs permits. Where the director or designee determines that said plans do not comply with the requirements of this chapter, then the director or designee shall notify the applicant in writing stating the manner in which said applicant fails to comply with such requirements. All applications shall be considered and decided by the director of planning or designee within thirty (30) days of receipt of a complete application. Any appeal of the director of planning's decision in this regard shall be to the zoning board of appeals pursuant to section 27-912.

Section 27-730.1.25. Final approval of plans.

(a) Prior to issuance of any development or building permit, the application shall be submitted to and approved by the director of planning or designee. A final site plan shall be submitted and shall be consistent with the Tucker Overlay District.

(b) By enacting the Tucker Overlay District, the board of commissioners authorizes the planning and development director and the related District Commissioner(s) and At-Large Commissioner(s) to approve the proposed development that provides for unique site features and innovative design in concert with the Design Guidelines and all related requirements of this ordinance.

PART II. 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 the ordinance are repealed.

PART III. EFFECTIVE DATE

This ordinance shall become effective within thirty days of the date of adoption by the Board of Commissioners and approval by the Chief Executive Officer.

[Signatures on next page]

ADOPTED by the DeKalb County Board of Commissioners, this 25 day of March 2008.

KATHIE GANNON
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

APPROVED by the Chief Executive Officer of DeKalb County, this 10 day of April, 2008

VERNON JONES
Chief Executive Officer
DeKalb County, Georgia

ATTEST

MICHAEL J. BELL
Ex-Officio Clerk
Board of Commissioners and
Chief Executive Officer
DeKalb County, Georgia

APPROVED AS TO FORM;

WILLIAM LINKOUS
County Attorney
DeKalb County, Georgia

APPROVED AS TO SUBSTANCE

PATRICK EJIKE
Director of Planning & Development
DeKalb County, Georgia

The Honorable Vernon Jones
Cheif Executive Officer

DeKalb County Planning & Development Department

330 Ponce De Leon Avenue, Suite 500
Decatur, GA 30030
404/371-2155 or 404/371-2813(Fax)

H52

Patrick Ejike
Director

TEXT AMENDMENT ANALYSIS

AGENDA NO: N-23 ZONING CASE NO: TA-08-14452 MEETING DATE: March 25, 2008

APPLICANT: Dekalb County Board OF COMMISSIONERS

****

SECTIONS OF ZONING ORDINANCE AFFECTED BY AMENDMENTS:

Chapter 27, Code of DeKalb County

****

REASON OF REQUEST:

The Board of Commissioners desires to protect the Downtown Tucker Area in DeKalb County from encroachment of incompatible uses and structures, and seeks to ensure compatibility of the heights of structures within Downtown Tucker with general redevelopment which occurs around new mixed use developments. The ordinance desires to stimulate growth and development by allowing compatible uses in the Downtown Tucker Area, and adjacent residential areas. Enhancement of this ordinance will create a positive real estate investment climate which will stimulate economic development and job creation. The Downtown Tucker Compatible Use Overlay District will create bonuses for good design, signage, landscaping and the relocation of parking to attract new business and development. The ordinance will encourage existing property owners to upgrade and reinvest in their properties, will encourage site assemblage and redevelopment of underutilized and vacant parcels, will over time eliminate uses that are too intense, will encourage mixed use developments with more office and neighborhood retail uses, will allow for the reuse of previously developed parcels that have become obsolete, and will reduce the size and number of signs to help alleviate clutter and unsafe conditions for both motorists and pedestrians.

****

RECOMMENDATION(S):

PLANNING DEPARTMENT:

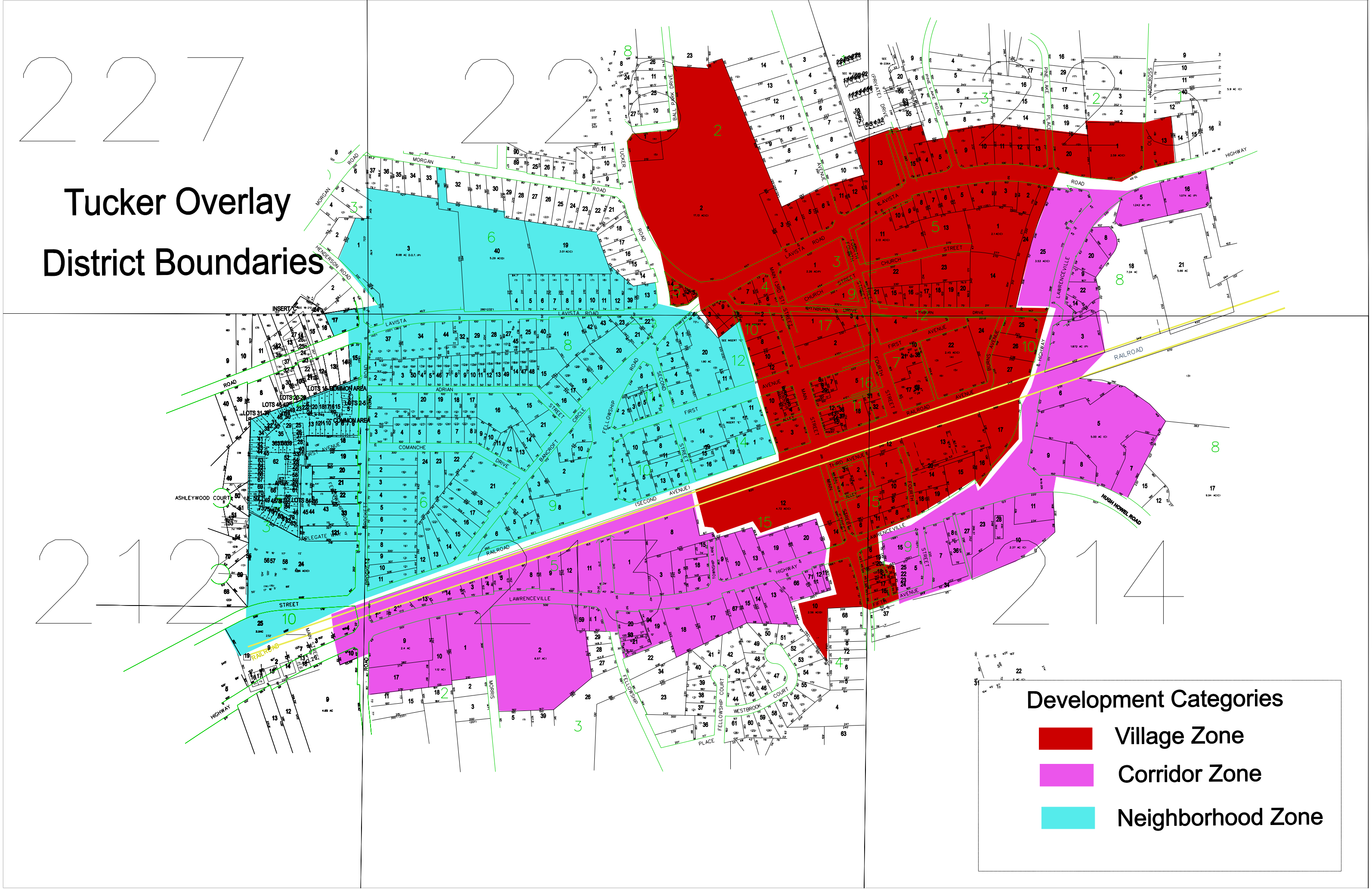
APPROVAL The Tucker Compatible Use Overlay District provides the regulations necessary to promote increased mixed use development. The intent of the ordinance is to promote quality design and increased opportunities for office, commercial, and residential developments. The proposed text amendments requires additional development standards so that commercial developments can take place in areas that are compatible with the surrounding uses and mitigates their impacts on adjoining properties. Therefore, it is the recommendation of the Planning and Development Department that this text amendment be Approved.

PLANNING COMMISSION:

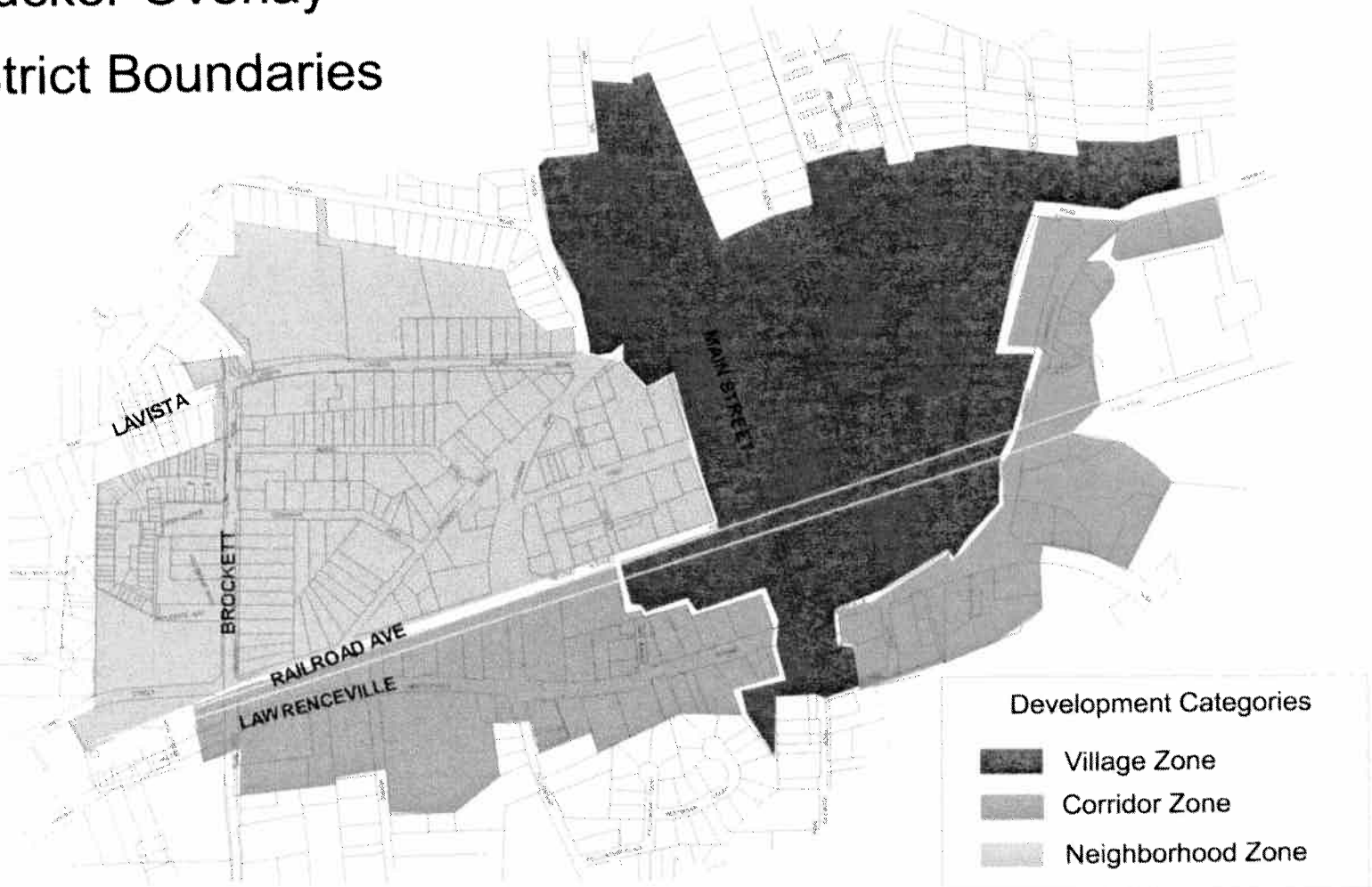
COMMUNITY COUNCIL:

Deferral: CC 1 vote a recommendation of deferral(8-1-0)

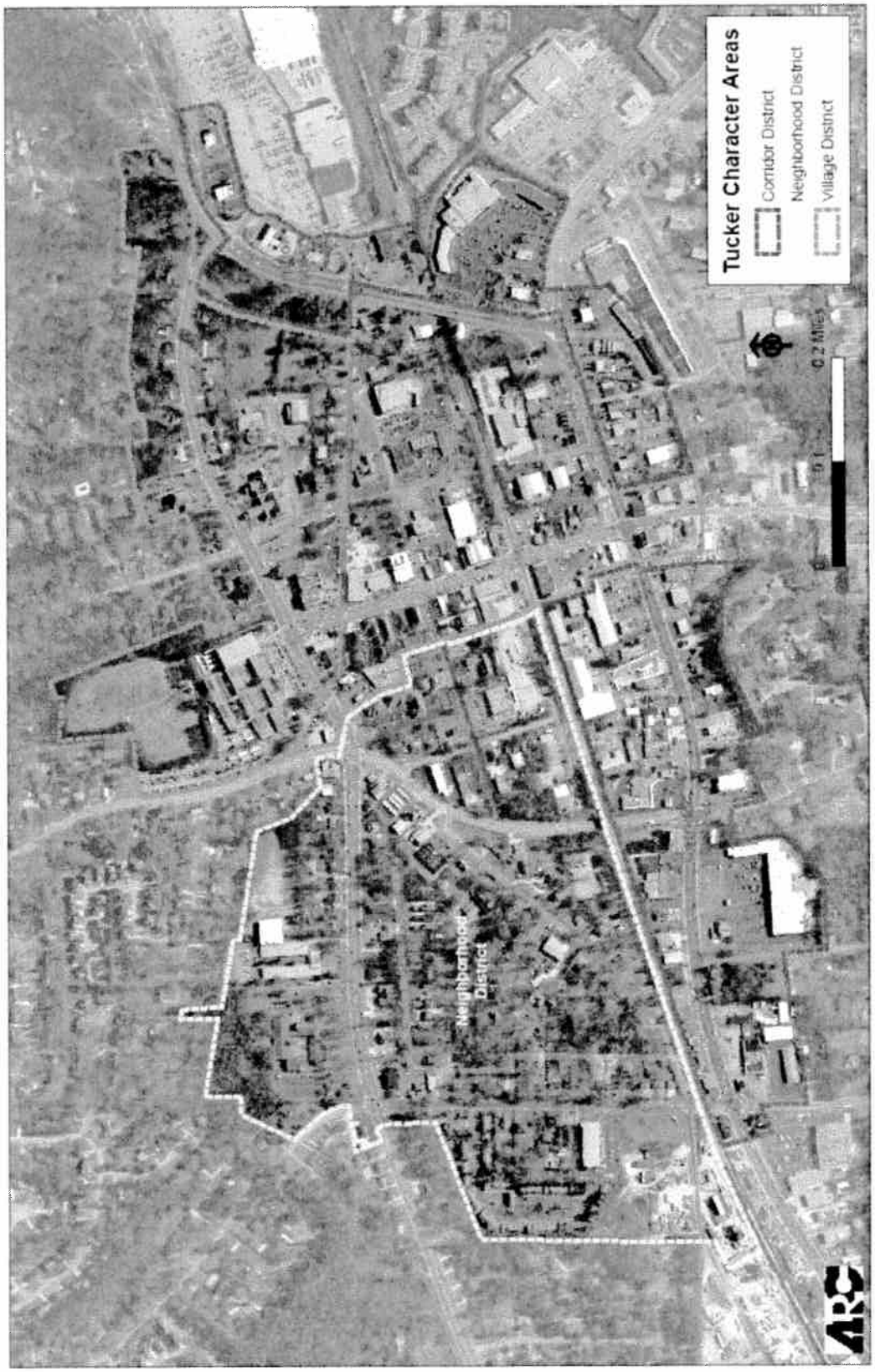
Tucker Overlay District Boundaries



Tucker Overlay District Boundaries



DeKalb County Planning and Development Department


Tucker Character Areas
Corridor District
Neighborhood District
Village District
0 1
0.2 Miles
Neighborhood District
ARC