

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 03 Super District 06

Application of the Director of Planning & Sustainability to amend Section 27-3.39 to update the Bouldercrest-Cedar Grove-Moreland Overlay District to allow limited office uses, when subject to a Special Land Use Permit and additional criteria with Tier V of the overlay.

PETITION NO: N13-2026-0630 TA-26-1248067

PROPOSED USE: Limited office uses with a SLUP in Tier V of the Overlay District.

LOCATION: Districts 3 & 6

PARCEL NO. : N/A

INFO. CONTACT: John Reid, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of the Director of Planning & Sustainability to amend Section 27-3.39 to update the Bouldercrest-Cedar Grove-Moreland Overlay District to allow limited office uses, when subject to a Special Land Use Permit and additional criteria with Tier V of the overlay. This text amendment affects the Bouldercrest-Cedar Grove-Moreland Overlay District.

RECOMMENDATION:

COMMUNITY COUNCIL: (April 2026) Approval.

PLANNING COMMISSION: (May 5, 2026) Three-Cycle Deferral.

PLANNING STAFF: (May 2026) Approval.

STAFF ANALYSIS: Attached please find the initial draft of the Text Amendment for the Bouldercrest-Cedar Grove-Moreland Overlay District (BOD) Tier 5 Corridor 1, which would allow certain parcels to apply for a Special Land Use Permit (SLUP) for office use. The text amendment has been narrowly crafted to only apply to properties that currently have an **underlying** non-residential zoning designation within Tier 5 Corridor 1 of the BOD. Additionally, the Text Amendment requires that to be eligible to obtain a SLUP, the property must have frontage on Bouldercrest Road, a major arterial road which is generally better suited to accommodate traffic associated with office uses than local residential streets. Based on the above-referenced criteria, there are only 5 parcels in Tier 5 Corridor 1 that would currently be eligible for obtaining a SLUP for office space (2876 Bouldercrest Road-Zoned C-1; 2890 Bouldercrest Road-Zoned C-1; 2001 Bouldercrest Road-Zoned C-1; 3794 Bouldercrest Road-Zoned NS; 3802 Bouldercrest Road-Zoned NS). Allowing office uses on these existing **underlying** non-residentially zoned parcels subject to a SLUP is anticipated to have only marginal impact on the surrounding residential community. The aforementioned properties have 100 ft of frontage on a major arterial road and are all located at the intersection of a major and minor arterial road, and do not appear to be suitable for residential development despite the fact that under the current Tier 5 and Corridor 1 regulations the parcels can only be used for residential development. As currently crafted and, given that only five parcels would be eligible for SLUP consideration subject to approval of the Board of Commissioners, it does not appear that the proposed text amendment would adversely impact surrounding properties. Therefore, it is the recommendation of the Planning & Sustainability Department that the Board of Commissioners vote to **“Approve”** this text amendment.

PLANNING COMMISSION VOTE: (May 5, 2026) Three-Cycle Deferral 7-0-1. Commissioner Moore moved, Commissioner Zou seconded for a three-cycle deferral to the November 2026 zoning agenda. Commissioner Cooper abstained.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (April 2026) Approval 8-0-0.



DeKalb County Government Services
Center 178 Sams Street
Decatur, GA 30030
404-371-2155

www.dekalbcountyga.gov/planning <https://www.dekalbcountyga.gov/planning-and-sustainability/public-hearing-agendas-info>

Planning Commission Hearing Date: May 5, 2026
Board of Commissioners Hearing Date: May 28, 2026

STAFF ANALYSIS

CASE NO.:	TA-26- 1248067	File ID #: 2026-0630
Address:	N/A	Commission Districts: District 3
Request:	Application of the Director of Planning and Sustainability to amend Section 27-3.39 of the <i>Zoning Ordinance</i> to update the Bouldercrest-Cedar Grove Moreland Overlay District to allow limited office uses when subject to a Special Land Use Permit and additional criteria for Tier V Corridor 1 of the overlay.	
Applicant/Agent:	DeKalb County Planning & Sustainability Department	
Sections of the Zoning Ordinance Affected by the Amendment:	Chapter 27 of the Zoning Ordinance, to amend Section 27-3.39	

STAFF RECOMMENDATION: APPROVAL

Attached please find the initial draft of the Text Amendment for the Bouldercrest-Cedar Grove-Moreland Overlay District (BOD) Tier 5 Corridor 1, which would allow certain parcels to apply for a Special Land Use Permit (SLUP) for office use. The text amendment has been narrowly crafted to only apply to properties that currently have an **underlying** non-residential zoning designation within Tier 5 Corridor 1 of the BOD. Additionally, the Text Amendment requires that to be eligible to obtain a SLUP, the property must have frontage on Bouldercrest Road, a major arterial road which is generally better suited to accommodate traffic associated with office uses than local residential streets.

Based on the above-referenced criteria, there are only 5 parcels in Tier 5 Corridor 1 that would currently be eligible for obtaining a SLUP for office space:

- 2876 Bouldercrest Road Zoned C-1
- 2890 Bouldercrest Road Zoned C-1
- 2001 Bouldercrest Road Zoned C-1
- 3794 Bouldercrest Road Zoned NS
- 3802 Bouldercrest Road Zoned NS

Allowing office uses on these existing **underlying** non-residentially zoned parcels subject to a SLUP is anticipated to have only marginal impact on the surrounding residential community. The aforementioned properties have 100 ft of frontage on a major arterial road and are all located at the intersection of a major and minor arterial road, and do not appear to be suitable for residential development despite the fact that under the current Tier 5 and Corridor 1

regulations the parcels can only be used for residential development. As currently crafted and, given that only five parcels would be eligible for SLUP consideration subject to approval of the Board of Commissioners, it does not appear that the proposed text amendment would adversely impact surrounding properties. Therefore, it is the recommendation of the Planning & Sustainability Department that the Board of Commissioners vote to “**Approve**” this text amendment.

AN ORDINANCE TO AMEND CHAPTER 27, ARTICLE 3, OF THE CODE OF DEKALB COUNTY, GEORGIA, AS REVISED 1988, PERTAINING TO THE BOULDERCREST-CEDAR GROVE-MORELAND OVERLAY DISTRICT; TO ALLOW OFFICE USES IN TIER V, CORRIDOR 1 SUBJECT TO A SPECIAL LAND USE PERMIT; TO ESTABLISH ELIGIBILITY CRITERIA, ACCESS REQUIREMENTS, MAXIMUM FLOOR AREA, USE, TRAFFIC, PARKING LOCATION, AND PARKING RATIO LIMITATIONS; AND FOR OTHER PURPOSES.

WHEREAS, the Bouldercrest-Cedar Grove-Moreland Overlay District establishes tier-specific land use standards intended to protect adjacent residential neighborhoods while promoting compatible economic development; and

WHEREAS, office uses are permitted or conditionally permitted in multiple Tiers of the Overlay District subject to development standards, buffering, architectural design, and operational requirements; and

WHEREAS, the DeKalb County Board of Commissioners finds that limited office uses, when subject to a Special Land Use Permit, strict eligibility and access criteria, and additional safeguards, may be compatible with Tier V when carefully reviewed.

NOW, THEREFORE, BE IT ORDAINED by the DeKalb County Board of Commissioners, and it is hereby ordained by authority of the same, that Chapter 27 of the Code of DeKalb County, Georgia, as Revised 1988, is amended as follows:

SECTION 1. Amendment to Section 27-3.39.3 – Permitted Uses (Table of Uses)

Office uses shall be allowed within Tier V, Corridor 1 of the Bouldercrest-Cedar Grove-Moreland Overlay District only by approval of a Special Land Use Permit (SLUP).

SECTION 2. Applicability of Existing Office-Use Regulations

Any office use approved in Tier V, Corridor 1 by Special Land Use Permit shall comply with all regulations, standards, restrictions, limitations, and conditions applicable to office uses in any other Tier of the Bouldercrest-Cedar Grove-Moreland Overlay District, except where expressly modified by this ordinance.

SECTION 3. Eligibility and Access Requirements for SLUP – Tier V, Corridor 1 Office Uses

- A. Eligible Parcels.** Only those parcels having frontage along Bouldercrest Road with a non-residential underlying zoning district are eligible for obtaining a SLUP for office space.
- B. Minimum Frontage Requirement.** A Special Land Use Permit for office use within Tier V, Corridor 1 may only be granted for parcels that have a minimum of one hundred (100) linear feet of frontage on a roadway classified by DeKalb County as a major arterial or minor arterial.
- C. Primary Access Requirement.** The principal vehicular access for any office use approved within Tier V, Corridor 1 shall be directly from the major or minor arterial roadway upon which

the parcel has the required frontage. Secondary or emergency access may be permitted from other streets as approved by the DeKalb County Department of Transportation.

SECTION 4. Additional Tier V Office Supplemental Regulations

- A. Maximum Floor Area.** No individual office use or office tenant space approved within Tier V shall exceed five thousand (5,000) square feet of gross floor area.
- B. Entrances.** Ground-floor buildings shall have entrances at grade, clearly visible from the street, and opening directly onto a public sidewalk or publicly accessible open space adjacent to the public sidewalk.
- C. Ground Floor Façades.** A minimum of 50 percent of the ground-floor façade facing the public right-of-way shall be windows with clear glass or with tinted glass that allows at least 70 percent of light to filter through the window. Single tenant developments are not required to comply with this requirement but have other façade design requirements regarding fenestrations and variations as specified in the district design guidelines.
- D. Setback Requirements.** The minimum front yard and side corner yard is 0 feet, and the maximum front yard and side corner yard setback shall be 40 feet from the public right-of-way with a minimum 10-foot landscape zone and minimum 10-foot sidewalk within the public right-of-way.
- E. Transitional Buffer.** A transitional buffer of not less than 30 feet in width shall be provided and maintained with vegetation that adequately screens buildings viewed at eye level from adjacent underlying “R” zoned properties.
- F. Parking Space Location.** All parking spaces shall be located to the side or rear of the building. No parking space shall be allowed between the building and the public right-of-way.
- G. Parking Ratios.** Notwithstanding any other provision of Chapter 27, office uses approved within Tier V, Corridor 1 shall be subject to the following parking requirements:
 - 1. Maximum parking: One (1) off-street parking space per two hundred fifty (250) square feet of gross floor area.
 - 2. Minimum parking: One (1) off-street parking space per five hundred (500) square feet of gross floor area.
- H. Mechanical equipment and other building service items.** Mechanical equipment and other building service items may not be located between the public sidewalk and the building façade and may not be visible from the public right-of-way.
- I. Pedestrian Access.** Pedestrian access shall be provided from all public parking areas directly to a public sidewalk.

J. Sidewalks. Sidewalks along the fronts of buildings and internal to the property shall be connected to sidewalks on the right-of-way to encourage pedestrian use, including connecting into any multi-use trail system located adjacent to the property which is included in the DeKalb County trail master plan. The project must provide direct connections and have clear crosswalks across all drives and parking lots and must be clearly marked with pavement striping, staining or change in materials. Sidewalks must be continuous across driveway entrances.

K. Height. Building Height shall be limited to 2-stories not to exceed 40 feet in height.

SECTION 5. Special Land Use Permit Review Criteria

In addition to the general SLUP criteria set forth in Chapter 27, the Board of Commissioners shall consider compatibility with residential uses, adequacy of buffers, building scale, parking placement, arterial access compliance, traffic impacts, consistency with the Overlay District intent, and consistency with the DeKalb County Comprehensive Plan.

SECTION 6. Severability

If any section, subsection, clause, or provision of this ordinance shall be declared invalid, such invalidity shall not affect the remaining provisions.

SECTION 7. Effective Date

This ordinance shall become effective upon adoption by the DeKalb County Board of Commissioners and approval as required by law.

ADOPTED by the DeKalb County Board of Commissioners, this _____ day of _____, 2026

CHAKIRA JOHNSON
Presiding Officer
Board of Commissioners DeKalb County, Georgia

APPROVED by the Chief Executive Officer of DeKalb County, this _____ day of _____, 2026.

LORRAINE COCHRAN-JOHNSON
Chief Executive Officer DeKalb County, Georgia

ATTEST:

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

APPROVED AS TO SUBSTANCE:

APPROVED AS TO FORM:

JULIANA A. NJOKU
Director, Planning and Sustainability

TERRY G. PHILLIPS
Interim County Attorney