

Recent Changes to the Emory Village Overlay District made by Commissioners Gannon and Rader in Brief

For the past several weeks, DeKalb County Commissioners Kathy Gannon and Jeff Rader have been meeting with representatives of the Alliance to Improve Emory Village and the Druid Hills Civic Association to improve and modify the proposed Emory Village Overlay District.

A revised version of the Overlay District crafted by Commissioners Gannon and Rader, reflecting these conversations, was submitted to the DeKalb County law department for review, and subsequently sent to the Community Council (April 18) and Planning Commission (May 8). The DeKalb County Board of Commissioners is scheduled to vote on the Emory Village Overlay District at its May 22 meeting.

In brief, changes made to the January 2007 draft of the Emory Village Overlay District include the following (page number references refer to the May 7, 2007 version of the Emory Village Overlay District Ordinance):

Pg. 2 Definitions:

(a) Boutique Hotels category was added, allowing for hotels with less than 16 guest rooms.

(h) Redefined the Sidewalk level to force the building to be within 12" of the adjacent Build-to-line, thus prohibiting "height creep" on sloping sites.

(l) Allows for a Wine or Beer store. This category is as yet undefined in the DeKalb Code and new language will be inserted.

Pg. 8 Lot Setbacks:

(2) Language was added to permit greater design freedom in keeping with the Historic Design Guidelines for facade articulation.

Pg. 10 Height of Buildings:

(d) Eliminated Zone 5 on the Bank of America parking lot site in favor of expanded three-story Zone 4.

Pg. 17 Application Procedure:

This section was modified to clarify the roles of the Planning Director and Preservation Planner in enforcing this code.

Pg 19: Parking Management Plan:

This section was added to allow for the development of a parking management plan in the future. It is hoped that business owners, property owners, and neighborhood leaders will work together to control the on-street parking spaces and create loading zones.

Emory Village Regulating Plan (map):

On N. Decatur Rd. opposite to the Glenn Church, Zone Four, (that is pegged to three stories maximum and must be lower than the eave of the Church,) was expanded to include both the Bank of America building and its parking lot site next door.

The corner at the BP Gas Station site is truncated allowing for more public space in the roundabout area and widened views of the Church.

Also, the area of four-story buildings on the N. Decatur block equivalent to the BP Gas station site, was restricted to 120 feet in length, a dimension that does not require recalibration of height.

Compiled by Cynthia Tauxe for the Alliance to Improve Emory Village, May 3, 2007