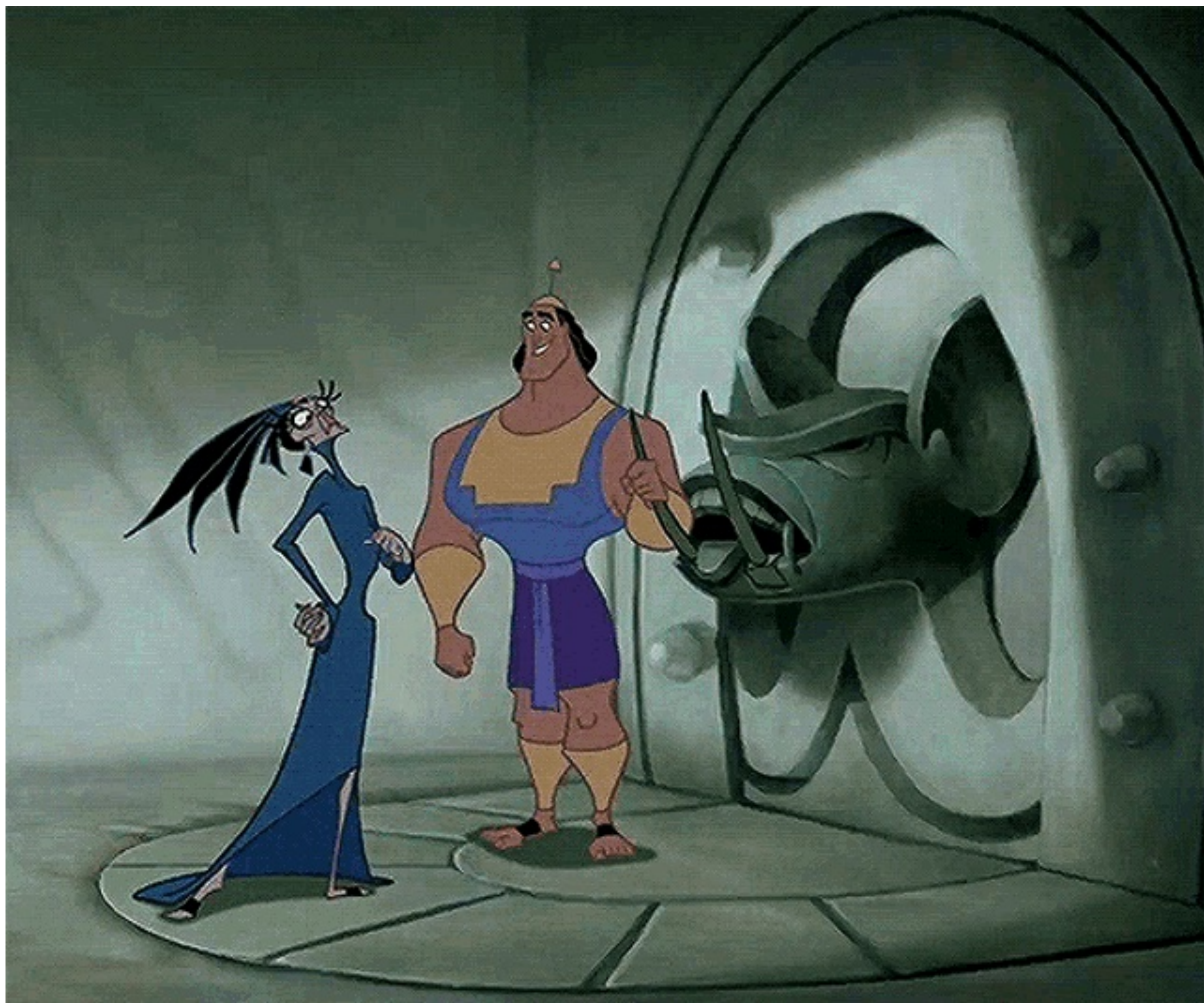


PULL THE

LEVER!

Proactive Zoning Isn't Hard,
And You Should Do It Right Now.





why?

YOU HAVE A PLAN.



Qualified Local Government (QLG) Status

To encourage local governments' engagement in comprehensive planning, Georgia incentivizes it by allowing cities and counties with DCA-approved comprehensive plans access to a special package of financial resources to aid in implementing their plans. This includes Community Development Block Grants (CDBG), water and sewer loans from the Georgia Environmental Finance Authority (GEFA), economic development funding from the OneGeorgia Authority, and a variety of other programs from DCA and partner agencies (a detailed list is available in the "Fact Sheets" section, below). Eligibility for this package of incentives is called **Qualified Local Government (QLG) status**.

Note: The Georgia Planning Act provides DCA with 30 days to review comprehensive plans and related submittal to verify their compliance with applicable standards. Be aware that all deadlines are the dates by which the local government must have formally adopted a DCA-approved--the deadlines are not submittal dates, they are process completion dates. We recommend 60-90 day lead times to ensure that reviews can be completed and any necessary revisions conducted and subsequently reviewed before passage of applicable deadlines.

Local Planning: Related Links

- [Check Your Qualified Local Government \(QLG\) Status](#)
- [Check Your Local Planning Due Dates](#)

DOES YOUR
REALITY MATCH
YOUR PLAN?

WHAT CAN YOU
CONTROL?

**ZONING IS
SOMETHING YOU
CAN CONTROL.**



WHAT DID
DECATUR
DO?





The Crisis of Affordable Housing

- The data and conversation was changing
- Created an Affordable Housing Task Force with 26 Members
- The City historically had missing middle housing, but removed it from zoning in 1988



//

"We must be bold and intentional in our efforts to create the change necessary to sustain our core values of diversity and inclusion. How can we implement change to provide for more affordable options and to maintain the naturally occurring affordable housing units that are tucked in our community throughout the city? We need a collective effort of elected officials, city staff, development partners, nonprofits and the community to create the change." **Mayor Patti Garrett**

//

"I am often reminded that at some point we were all non-residents of the City of Decatur, and that careful planning from City leaders both elected and staff, and citizen participation, led us all here to the place we call home. We must have an ongoing dialogue for equity and inclusion for all. That is the core of the Decatur we all fight for. Our situations change, we don't know what will happen tomorrow. A diversity of housing creates opportunity when circumstances change. They may lead you to a place that you might have been opposed to originally. All these things lead us to home." **Commissioner Tony Powers, Mayor Pro-Tem At-Large**

What the Data Told Us (2018-2019)



FROM 1990 TO 2000, THE
CITY LOST 407 MISSING
MIDDLE UNITS



DECLINE IN RESIDENTS
AGES 18-34 YRS OLD AND
OVER 75 YRS OLD



DECLINE IN MIDDLE-
INCOME HOUSEHOLDS

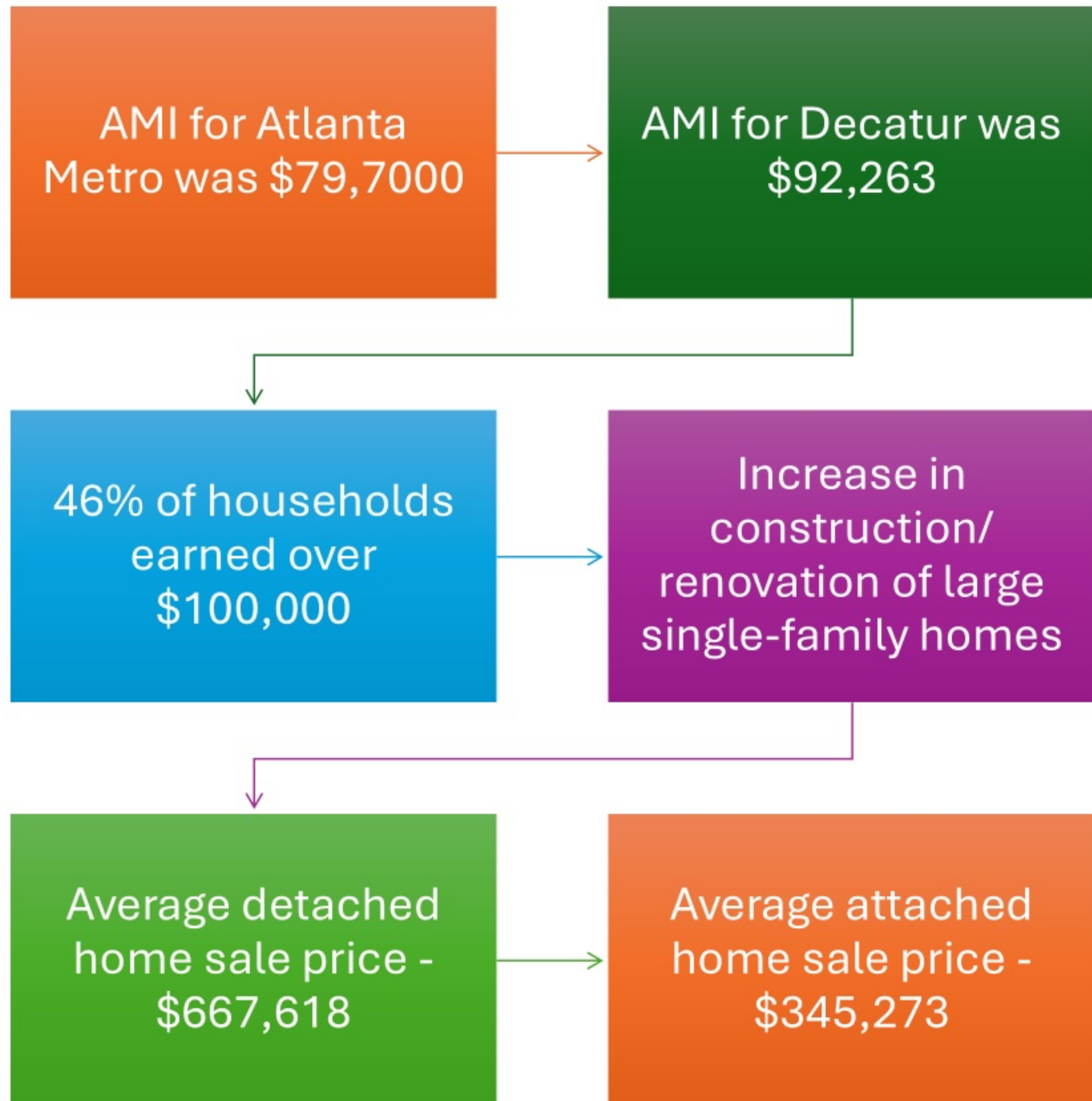


AVERAGE HOURLY WAGE
IN DECATUR - \$15.11

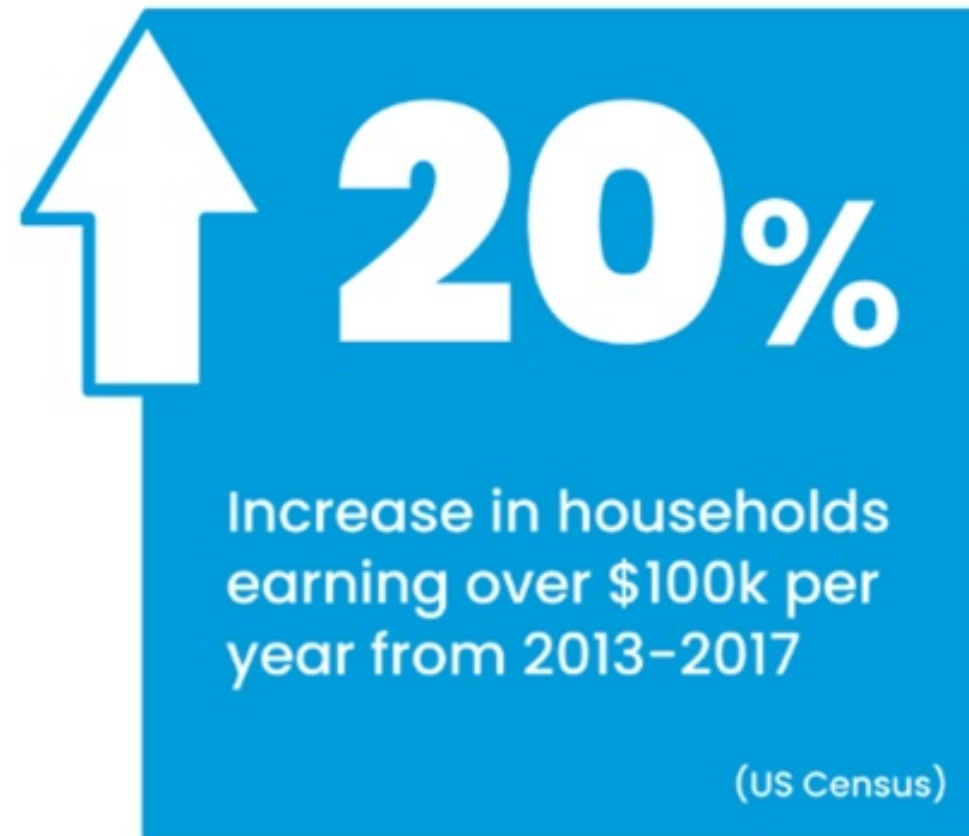


THE COST OF LIVING IN
DECATUR - 7% HIGHER
THAN NATIONAL AVERAGE

What Was Happening



Average Increases



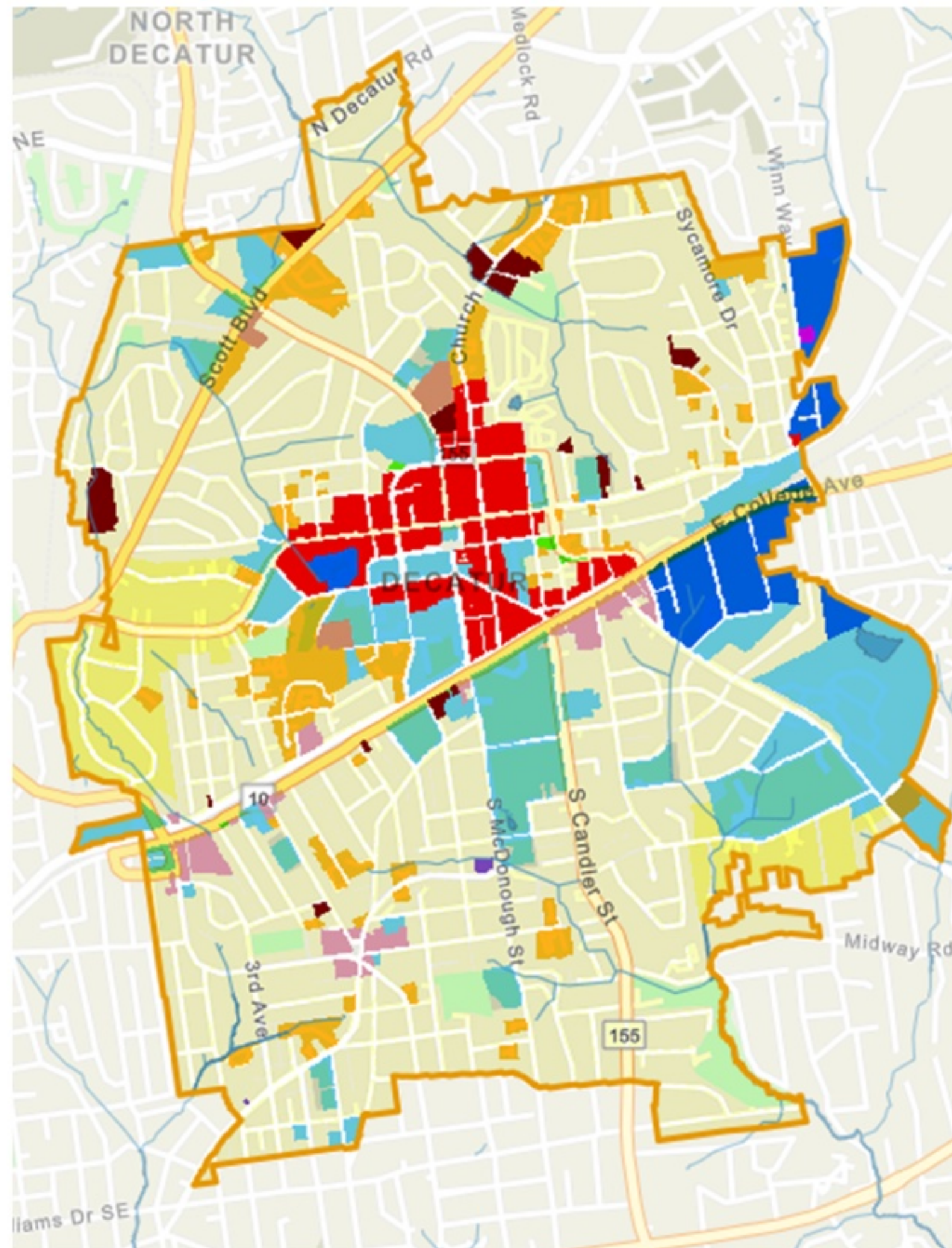
2007 & 2017 Census ACS Data Comparison

Workforce Commutes

Figure 2.11: Workforce Commutes Into, Within, and Out of Decatur.



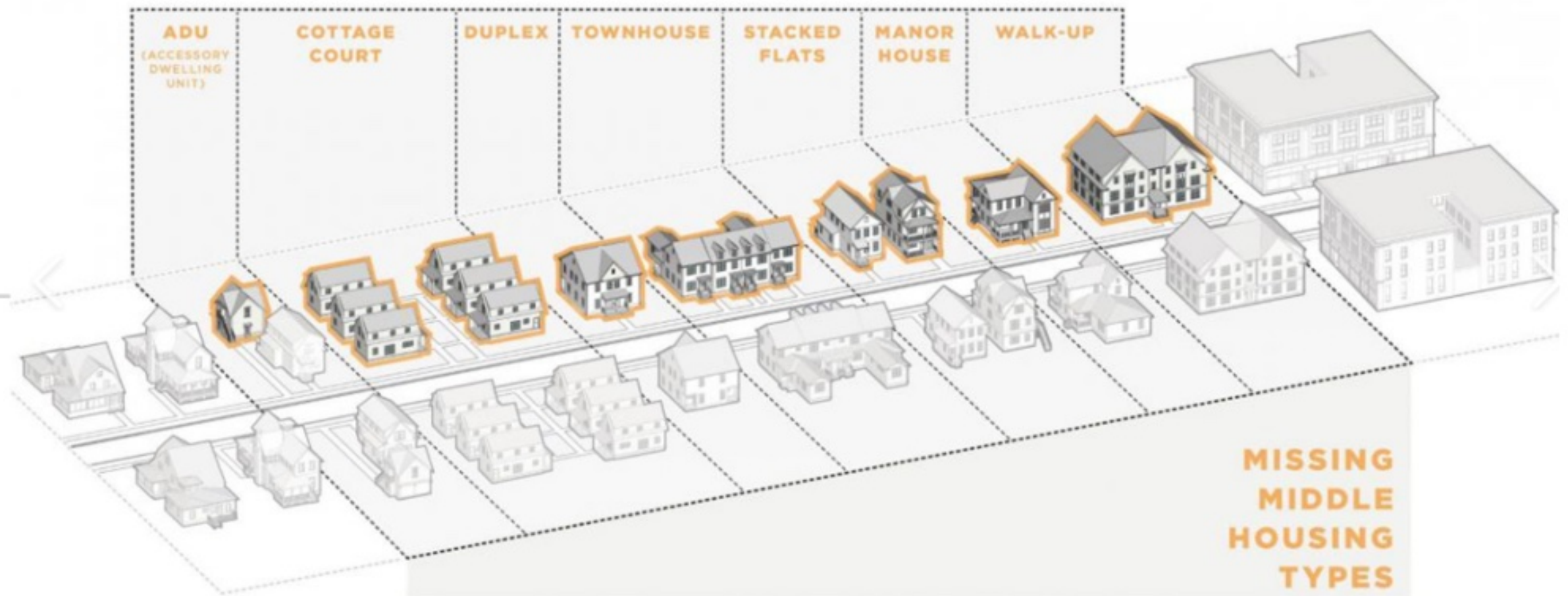
Decatur Zoning Map



Zoning

- R-60 Single Family Residential
- R-85 Single Family Residential
- RS-17 Single Family Residential
- RM-18 Multiple Family Residential
- RM-22 Multiple Family Residential
- RM-43 Multiple Family Residential
- PO Professional Office
- C-1 Local Commercial
- C-2 General Commercial
- C-3 Heavy Commercial
- MU Mixed Use
- NMU Neighborhood Mixed Use
- I Institutional

The City Commission requested Staff bring forth Missing Middle recommendations



Zoning Recommendations for Future Affordability & Inclusivity (2020)

- Inclusionary Zoning/ Density Bonus - set asides for 80 -120% AMI
- Innovative Housing Types – Cottage Courts/ ADUs/ Co-Housing
- Allow Duplex, Triplex, and Quadplex construction in all single-family zoning districts



A Report on the Findings and
Recommendations for Decatur's Future
Affordability and Inclusivity

Prepared and Presented by

Decatur Affordable Housing Task Force

Innovative Housing Design



- Duplex, Triplex, Quadplex
- Cottage Court
- Accessory Dwelling Unit



Housing Toolkit

City of San Diego continues to expand zoning flexibility for granny flats

USA October 29, 2020

As the housing crisis continues to worsen amidst the backdrop of a global pandemic, the City of San Diego is going all-in on accessory dwelling units—also known as granny flats—as a critical component of its housing production program. The City recently approved one of California's most progressive ordinances to incentivize and provide more regulatory flexibility for Accessory Dwelling Units ("ADUs") and Junior Dwelling Units ("JADUs"). The updates were made in part to ensure consistency with state law, but in many instances, provide for more generous opportunities to homeowners and developers to add additional dwelling units on their parcels.

To help address a housing shortage, Minneapolis became the first large American city to end single-family zoning, the rules that restrict certain neighborhoods to single-family homes. Now, buildings with up to three units can be built on any residential lot. Leaders hope this, and other plans, will add new units, create density and remedy segregation. NewsHour Weekend's Megan Thompson reports.

In Houston, A Radical Approach to Affordable Housing

FEATURE STORY: JUN 6, 2018 HOUSING

With new townhomes popping up across Houston, communities vulnerable to gentrification consider a radical approach to affordable housing.

LEAH BINKOVITZ

With the city set to launch its own land trust and several neighborhoods eager to start their own, the community land trust presents opportunities and challenges.

Fair Housing and Zoning: Toward a New Boston?

How Boston became the first city to add fair housing requirements to its zoning regulations.

By James Jennings, Kathy Brown, Lincoln Leonard, and Robert Torrell - February 15, 2021

"We are taking a historic step toward zoning playing a role in healing. We have come a long way and the real test is not the signing or even passage of this amendment but its implementation. Ultimately, I hope when we look back on this moment we will proudly say the City of Boston leaned in towards equity and finally said everyone is welcome to call Boston their home." — Boston City Councilor Lydia Edwards, Dec. 9, 2020

...interventions include deepening the affordability of units beyond what would otherwise be required, providing a higher number of accessible units than otherwise required, matching or exceeding the percentage of family-sized units in the surrounding neighborhood, increasing density to accommodate a greater number of affordable units to protected classes, and partnering with nonprofit developers to assist with affordable housing production.

Portland zoning reform is designed to boost affordable housing

The city's Residential Infill Project is designed to promote missing middle and workforce housing.

ROBERT STEUTEVILLE | AUG. 16, 2020

The City of Portland, Oregon, adopted far-reaching zoning reform in mid-August that will boost missing-middle housing and affordability. The Sightline Institute didn't hold back its praise, calling it "The best low-density zoning reform in US history."

The city's Residential Infill Project will allow more accessory dwelling units (ADUs), triplexes, fourplexes, clusters of cottages, basement apartments, and other types of "missing middle" housing on existing residential lots. This is designed to increase the supply of housing and offer more—and more affordable—places to live that are closer to where most jobs and destinations are.

Decatur Zoning Classifications

Section 6.2. – Allowed Use Table

	R-85	R-60	R-50	RS-17	RM-18	RM-22	RM-43	PO	NMU	C-1	C-2	C-3	MU	I	Def./Stds
Residential Uses															
All household living, as listed below:															
Single-family detached dwelling	P	P	P	P	P	P	P	P	—	—	—	—	—	C	6.3.1.
Accessory dwelling unit (ADU)	L	L	L	—	L	L	L	L	—	—	—	—	—	—	6.3.1.
Single-family attached dwelling	—	—	—	P	P	P	P	P	—	C	C	—	P	—	6.3.1.
Two-family dwelling Duplex	L	L	L	L	P	P	P	P	—	—	—	—	—	C	6.3.1.
Walk Up Flat	L	L	L	L	P	P	P	P	---	--	-	-	-	C	6.3.1.
Multiple-family dwelling	—	—	—	—	P	P	P	P	L	C	L	C	P	C	6.3.1.

Community Engagement

- Postcard were sent to every home
- Created website with video links, storymap, and online survey
- Partnered with Decatur City Schools and Housing Authority
- Had Missing Middle hotline & online portal for questions and comments
- Handouts at all public buildings and meetings
- Hosted 3 Community Input Sessions
- Attended every community group/ neighborhood meeting/ art festival/ Church group/ City event
- Missing Middle Housing Policy Forum with Mayor

MISSING MIDDLE HOUSING

BRIDGING THE HOUSING DIVIDE IN DECATUR'S NEIGHBORHOODS

NEW TERM, TIMELESS IDEA

An inclusive community includes housing tailored to all stages of life — recent graduates, young professionals, working couples building careers, growing families, or those divorced or retired. Housing serving those for whom a single-family home is impractical, unaffordable or unwanted has been termed the Missing Middle.

It may be a new and unfamiliar name but you're already familiar with what it is because it's prevalent in Decatur's existing neighborhoods. Every time you see a well-sited multi-family building — a duplex, triplex or quad, for instance — you're seeing the Missing Middle. From the outside, they're compatible or complementary to single-family homes and yet they offer a place in our neighborhoods for middle income and workforce individuals and families who don't qualify for mortgages that start well above their pay range.

Why did Decatur outlaw such units in 1980?

Communities go through stages, like a life cycle: distressed, deteriorating, stabilizing, revitalizing, and gentrifying. Different stages require different approaches. In the late 80s Decatur was struggling with deteriorating units and absentee owners and the code was changed to increase owner-occupied, single-family housing to stabilize our local housing market.

What has been the impact?

The transition to only single-family homes has had unintended consequences of decreasing racial and economic diversity in Decatur. Decatur has lost over 400 missing middle 2-4 unit homes, incomes over \$150,000 have increased by 30%, the number of homes with 5+ bedrooms has increased by 80%, and the number of residents age 18-34 has decreased by over 2,000 people in the time period. Population is projected to grow by over 15,000 by 2040, giving increased urgency to create housing for a diversity of people and stages of life. (State U.S. Census Bureau, Atlanta Regional Commission). From October 2019-2022, home sale prices increased in the City of Decatur from just over \$300k to over \$600k.¹

Why did the Affordable Housing Task Force recommend to re-allow duplexes, triplexes and quads in Decatur's neighborhoods?

The actions taken in the 80s were responsive and pragmatic at the time, but they were also rooted in racism and classism. Today, we find ourselves in a wholly different economic system where the displacement of the poor has been replaced by widespread gentrification. There's presently no meaningful way to address this problem. The vast majority (70%) of Decatur's land is zoned for single-family only. Without rethinking our notion of what a neighborhood is and who it's for, we'll continue to become a community defined solely by its affluence. Economic diversity is only possible through housing diversity.

¹Adena Real Estate Market Report



New construction duplexes, Reynoldsburg, Atlanta



Historic Single Family Conversion, Decatur, Georgia



Renovated triplexes, Decatur, Georgia

How would this recommendation broaden economic diversity?

The Task Force's recommendation would expand compatible options in how homebuilders and affordable housing providers like the Decatur Land Trust can meet demand. In turn, it would diversify the home types and prices available where people want to live and thus restore the broader income diversity that was once the hallmark of our neighborhoods. This will increase the number of more affordable, middle-income homes at market rate, and increase the ability of affordable housing providers to create smaller affordable units.

The recommendations increase choice and flexibility for Decatur homeowners as well by allowing existing homes to be subdivided into additional units. This creates downsizing and additional income opportunities for the homeowner and rental or home ownership possibilities for middle income and workforce earners.

Why is Decatur considering this zoning change?

The need for workforce housing, a diversity of price points for all stages of life, smaller homes, and housing for young professionals and downsizing seniors is a central theme in Decatur's comprehensive and strategic plans in 2008, 2010, 2014 (community forum on the missing middle), and 2020. The missing middle zoning policy proposal is a way to put years of community input into action.

In addition to community input, city staff has researched best practices in many cities which have re-allowed missing middle housing types and have seen success incrementally from this policy change. Staff has also looked to the experts, including the American Planning Association and the AARP, who enthusiastically support ending exclusionary zoning and removing barriers to missing middle housing types. Missing middle is considered a type of "urban infill" — projected to be one of the most important strategies to curb greenhouse gas emissions — by densifying and creating inclusion in walkable, connected, amenity-rich cities (U.N. Report "The Weight of Cities" www.un.org/development/desa/press/weight-cities).

Decatur's Community Outreach

City of Decatur Staff began a two-year outreach program in January of 2021. Past recordings of information sessions as well as apps can be found at www.decaturga.com/missing-middle-housing.

What's next?

The Decatur City Commission will vote on the proposed missing middle ordinance on **Tuesday, January 17th** at their 7:30PM Commission Meeting. A second vote will be held on February 6th.

What can I do?

Attend the City Commission meeting (1/17 at 7:30PM). Location: City Hall near entrance, 509 N. McDonough St. A work session on Short Term Rentals will begin at 6:30PM. Email your Commissioner www.decaturga.com/citycommission/ways/ways-to-contact-commissioners.

If you have questions about the proposal, contact Kristin Kline at kline@decaturga.com.

FREQUENTLY ASKED QUESTIONS

Will my property value decrease?

Studies show that cities with affordable housing is concentrated in a gentrifying area, it has no effect on nearby property values. Without recent neighborhoods have been found to maintain value despite pressure on residents. We know this to be true, given the historic housing crisis, cities that already have other Decatur's highly desirable areas.

What about traffic impacts?

With their smaller size and density, Missing Middle housing types increase mass transit use, walking, and biking. In more urban, historic, urban and suburban areas, the number of vehicles, including cars, trucks, and vans, is generally lower than in sprawling suburban areas. This means less traffic congestion, less parking demand, and less need for new roads and highways.

What about large institutional investor conversions?

Over the last few years, Decatur has seen some significant requests from investors to convert large, multi-unit buildings into single-family homes. Typically instead of repair and to even with a low number of units, the conversion is a lot more expensive than building new single-family homes.

All single-family homes will be allowed?

No, the ability to build a single-family home will not change.

Is there a timeline for the Decatur Missing Middle Housing Survey?

Completed.

What about impacts to the City Schools attendance?

In addition to the data from the City School of Decatur that shows a general decline in enrollment, data from the Department of Planning and Economic Development shows that the city's population is growing, increasing more diverse residents, empty rooms, singles, and families, resulting in more pressure on the city's schools. To address the impact of these changes, the city is working with the city school to ensure the majority of new, single-family homes are built in the city which is the majority of new, single-family homes that the city is building.

What about parking?

Regardless of housing type, Decatur typically requires the availability of one space per individual dwelling unit which is not expected to change. As with single-family homes, developers will also have the option of providing additional parking at their discretion. On street parking serves as a viable parking measure in neighborhoods.

All this increase gentrification?

Decatur is considered a city of "late stage" gentrification. The strategy for slow but steady gentrification is to provide more inclusive housing types to "bring people in" as well as to meet the higher income needs of the city.

How many are projected to be built or converted per year?

Based on data from cities that have re-allowed missing middle, the estimate is 1-1.5 units built or converted per year in Decatur.

What about short term rentals (STR) such as VRBO and Airbnb?

The city will address economically concerns with a new STR policy.

81%

Percent of residents who see a strong connection between housing choices available in our neighborhoods and the diversity of our community.

New Missing Middle Units

10 Duplexes in 30 months



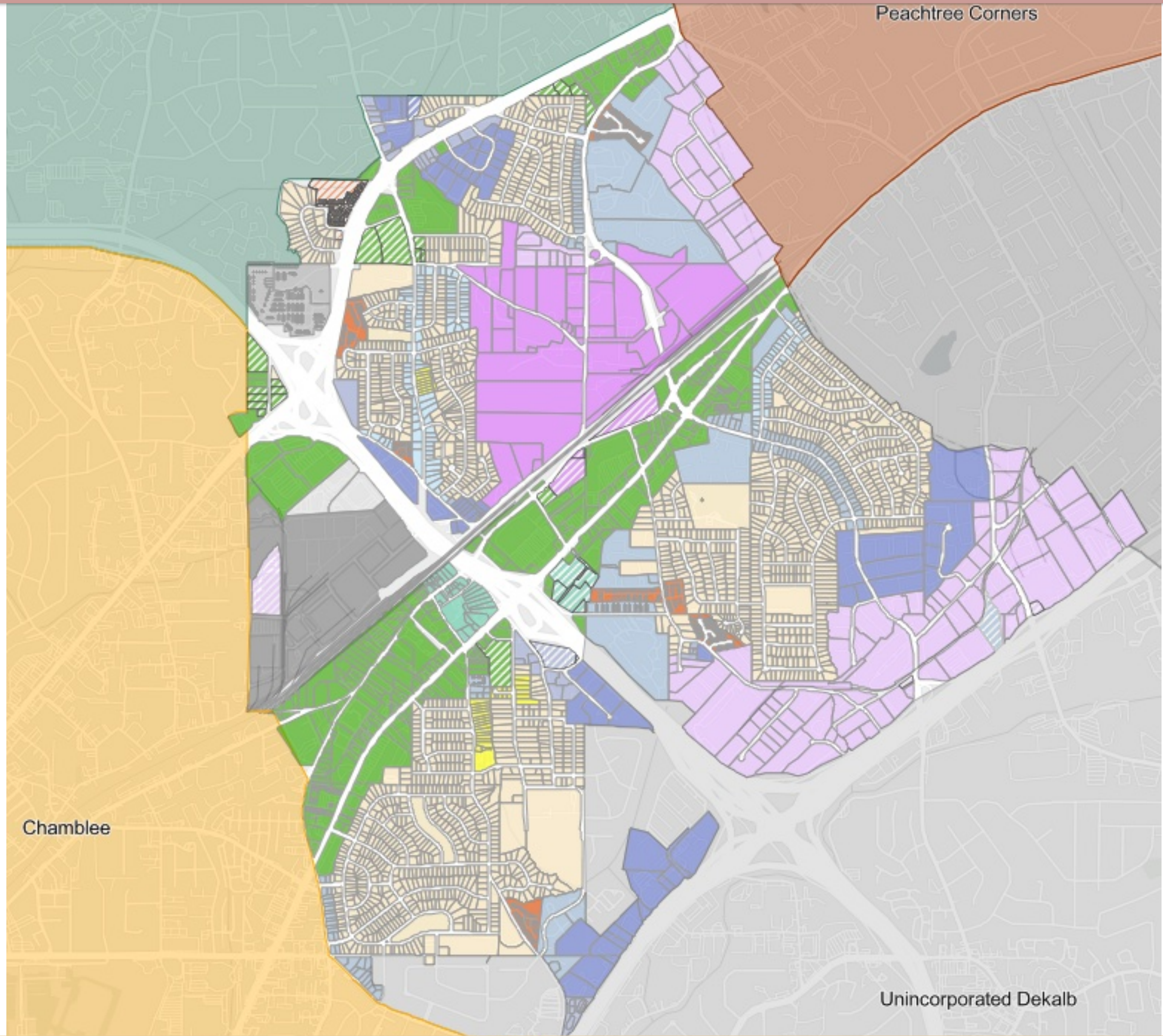
Oak Cottage Court

6 Single Family Units



WHAT DID
DORAVILLE
DO?



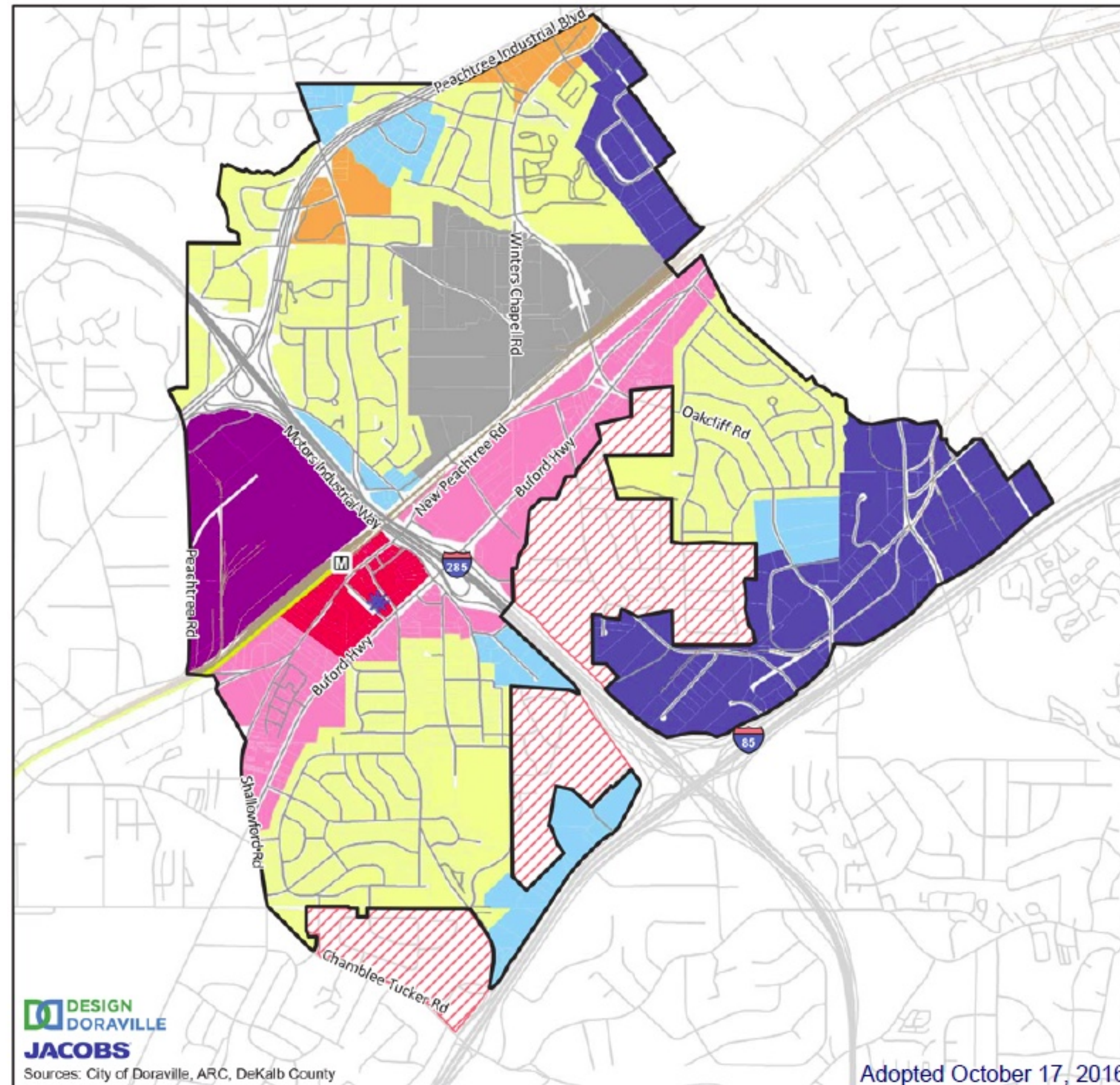


Peachtree Corners

Chamblee

Unincorporated Dekalb

Future Development Map: 2017-2037 Comprehensive Plan



Legend

- Doraville Boundary
- City Hall
- MARTA Station
- MARTA Gold Line
- Expressway
- Street
- Railroad

Future Development Areas

- Neighborhood Preservation District
- PIB Marketplace
- BuHi Cultural Corridor
- Doraville Town Center
- Assembly District
- Office Hub
- Light Industrial District
- Tank Farms District
- Annexation

RESIDENTIAL

MIXED USE

COMMERCIAL INDUSTRIAL

City of Doraville, Georgia

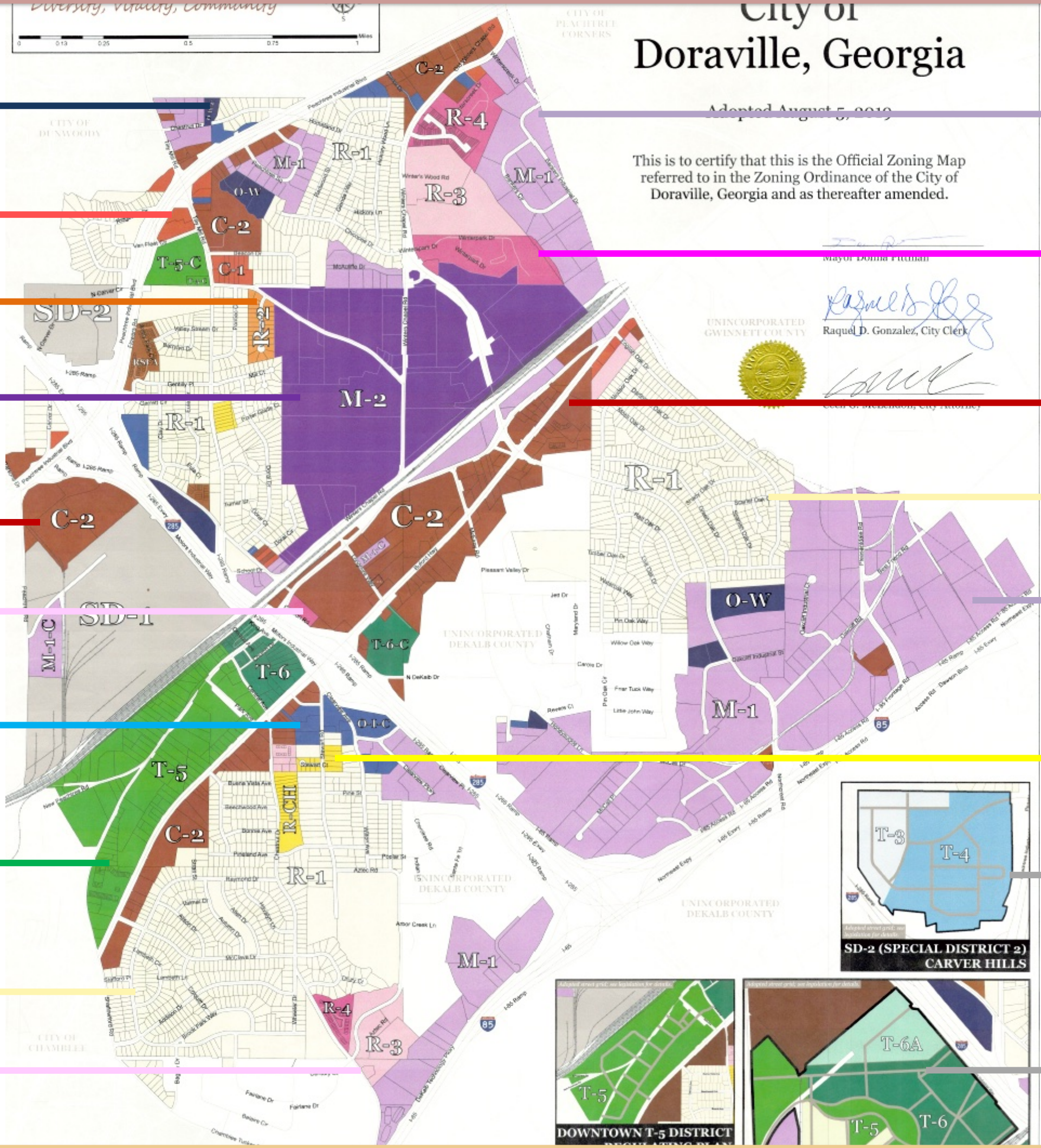
Adopted August 5, 2019

This is to certify that this is the Official Zoning Map referred to in the Zoning Ordinance of the City of Doraville, Georgia and as thereafter amended.

Mayor Donna Pittman

Raquel D. Gonzalez, City Clerk

City Attorney



WAREHOUSE

LIGHT COMMERCIAL

DUPLEX
HEAVY

INDUSTRIAL

COMMERCIAL

CONDOS
ON PAPER

OFFICE

MIXED
USE

DETACHED SFR
MULTIFAMILY

LIGHT
INDUSTRIAL

MULTIFAMILY
CONDOS

COMMERCIAL
DETACHED SFR

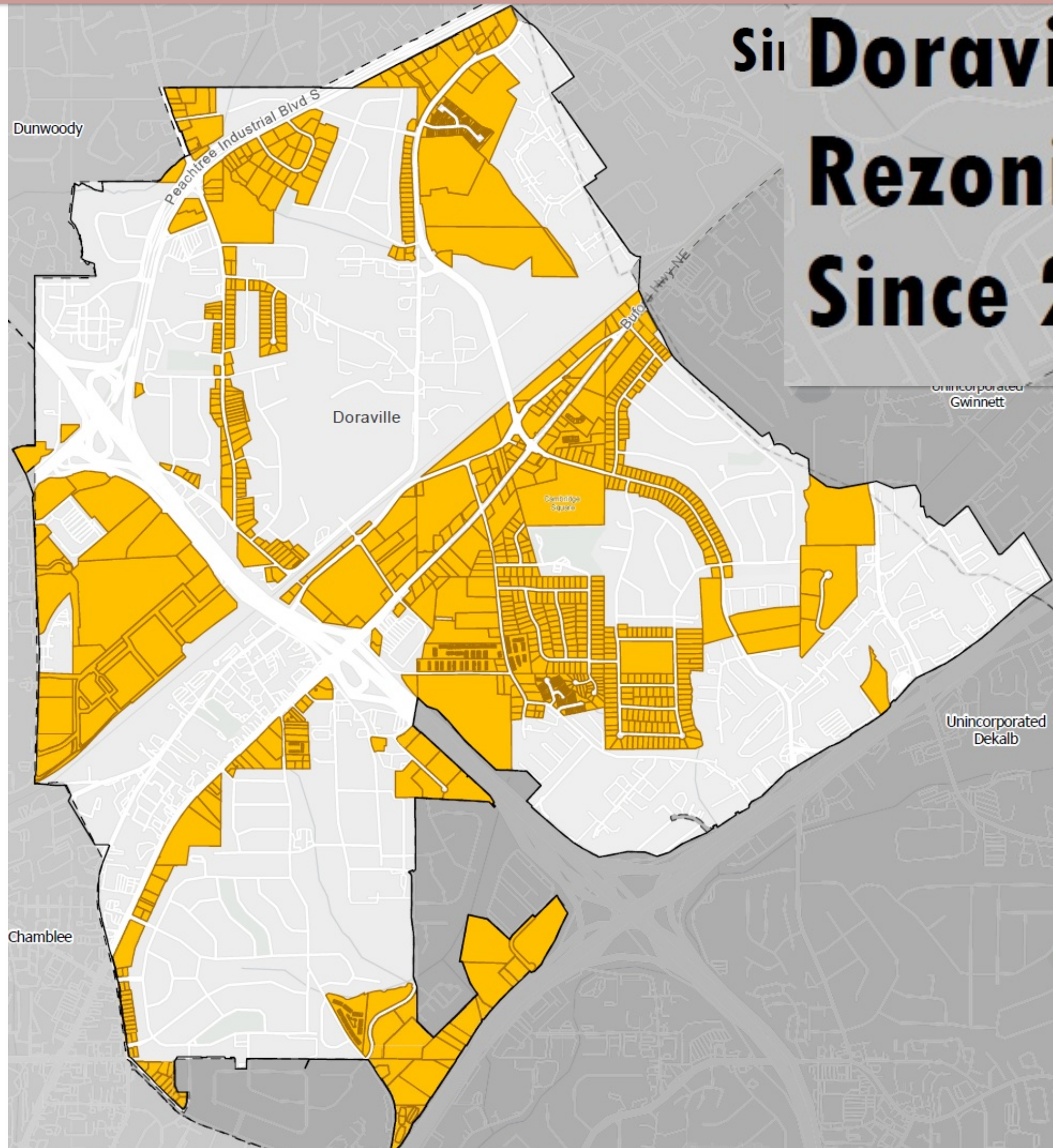
LIGHT
INDUSTRIAL

“CLUSTER
HOMES”

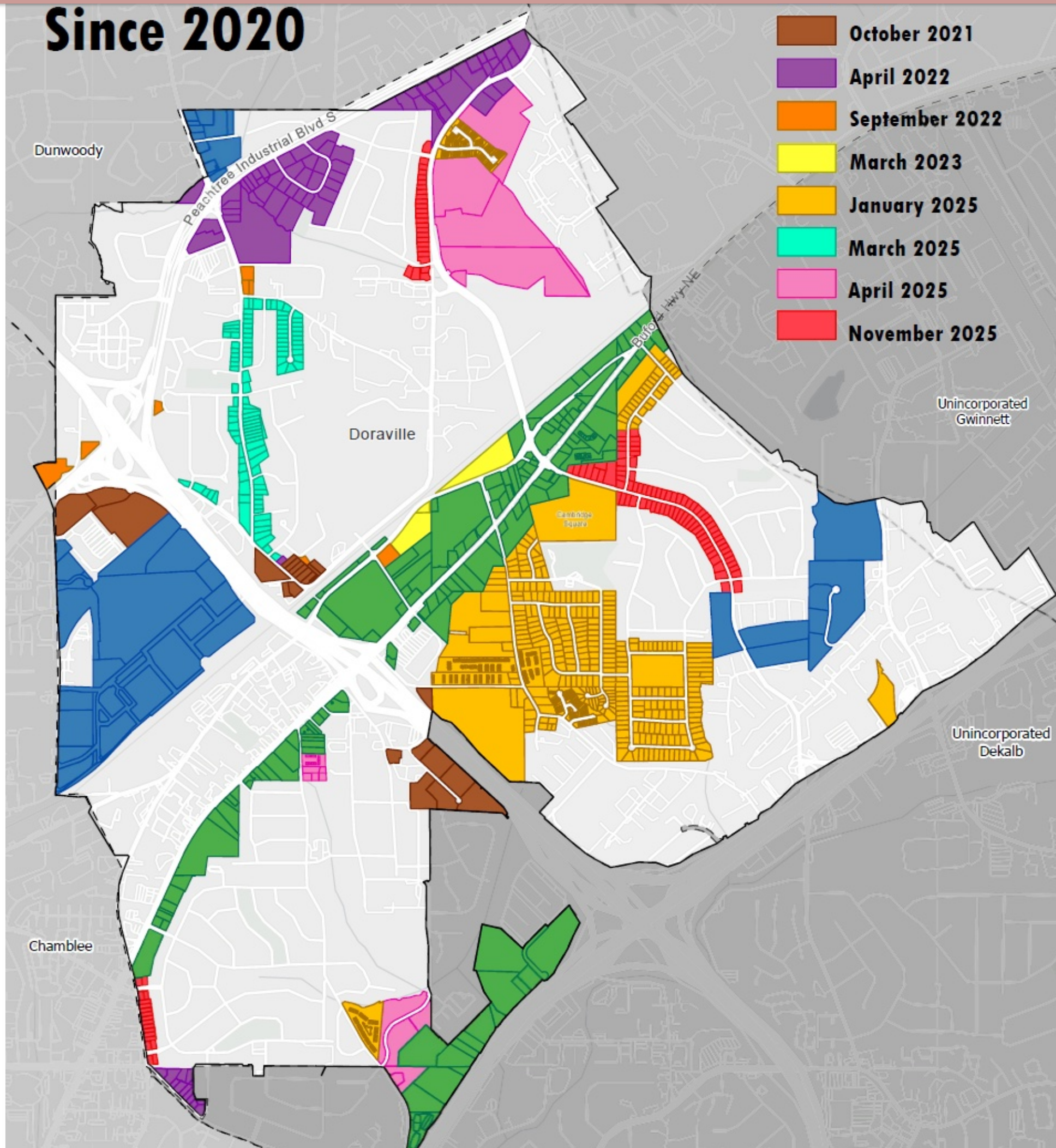
PUDS WITH
LAYERS

PUDS WITH
LAYERS

Sil Doraville Rezoning Since 2020



Since 2020



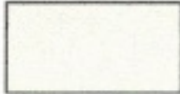
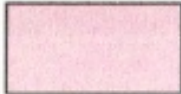
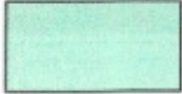
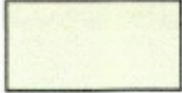
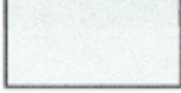
Year Rezoned



TOO MUCH ZONING

ZONING DISTRICTS

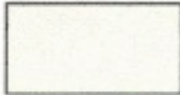
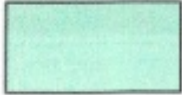
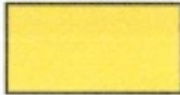
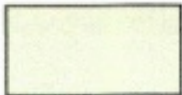
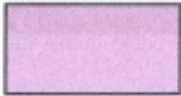
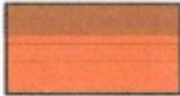
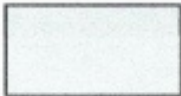
A letter "C" appended to a zoning district on an outlined parcel denotes a conditionally zoned parcel.

 R-1 Single-Family Residential	 R-3 Multi-Family Apartments	 O-I Office-Institutional	 T-6 Transect 6: Urban Core	 T-6A Transect 6-A
 R-CH Single-Family Cluster Residential	 R-4 Multi-Family Condos & Townhomes	 O-W Office-Warehouse	 T-5 Transect 5: Urban Center	 T-5A Transect 5-A
 R-2 General Residential	 C-1 Neighborhood Commercial	 M-1 Light Manufacturing	 T-4 Transect 4: General Urban	 SD Special District
 RSFA Single-Family Attached Residential	 C-2 General Business	 M-2 Heavy Manufacturing	 T-3 Transect 3: Sub-Urban	 Streets
				 Rail

TOO MUCH ZONING

ZONING DISTRICTS

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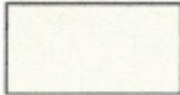
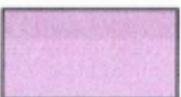
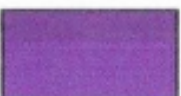
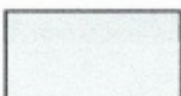
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19 districts

TOO MUCH ZONING

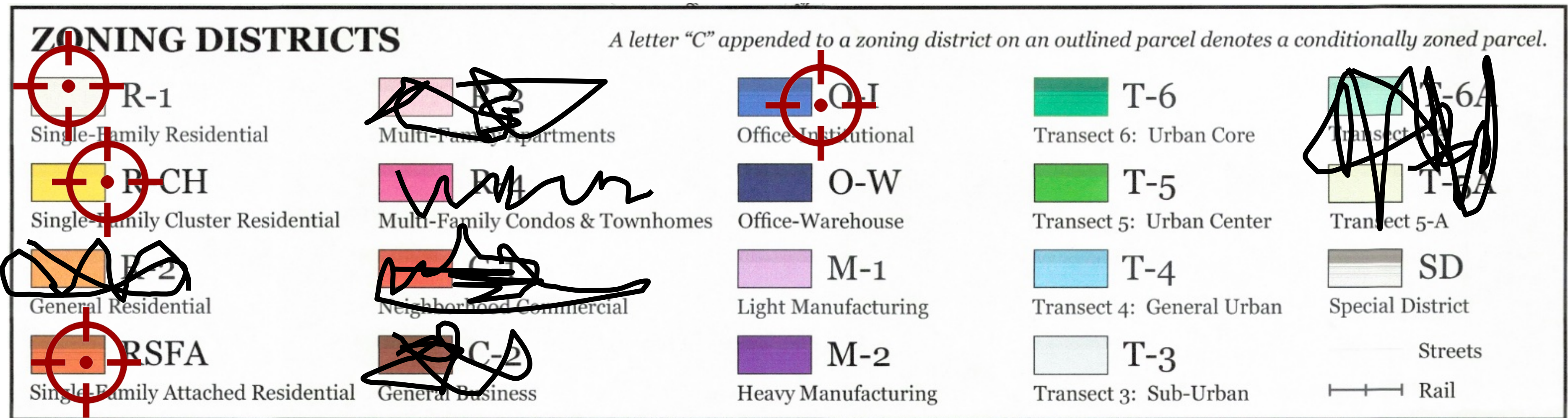
ZONING DISTRICTS

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 R-CH Single-Family Cluster Residential	 R-4 Multi-Family Condos & Townhomes	 O-W Office-Warehouse	 T-5 Transect 5: Urban Center	 T-5A Transect 5-A
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				 Rail

12 ~~19~~ districts

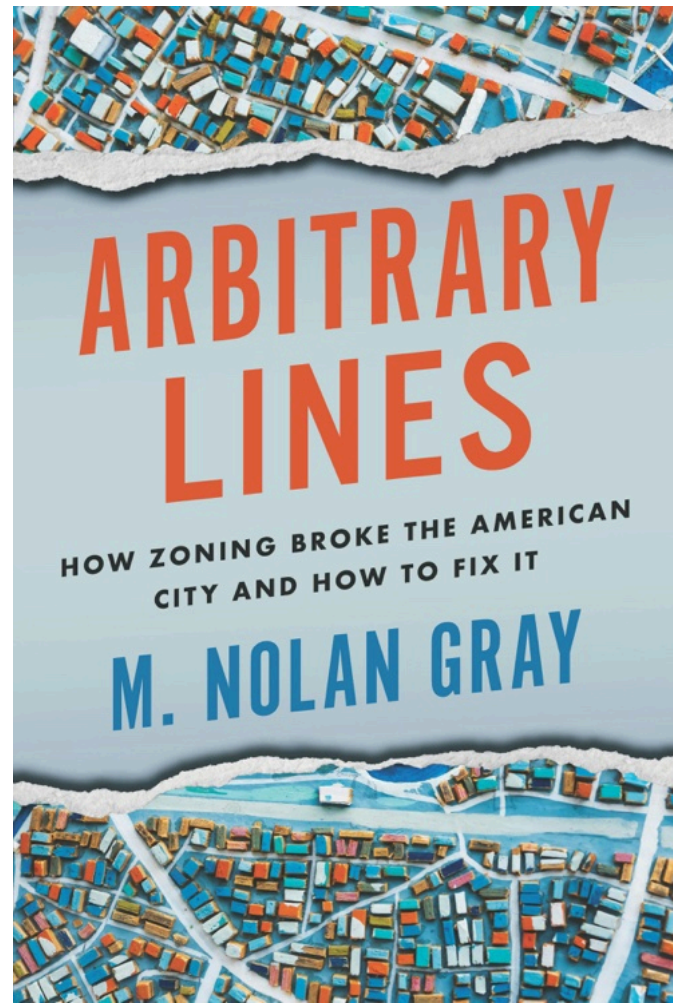
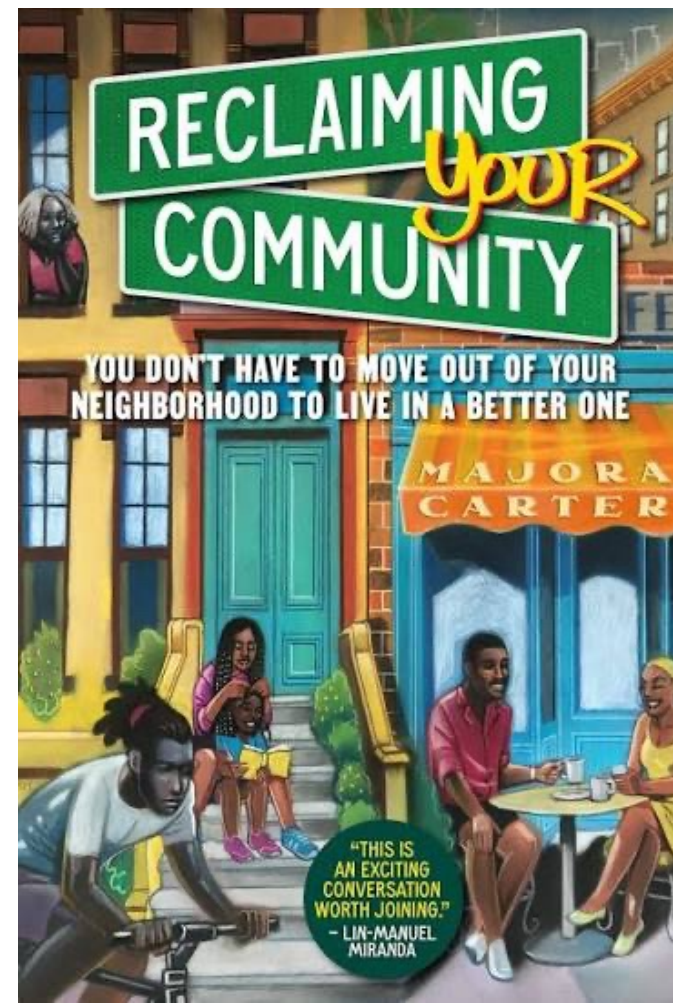
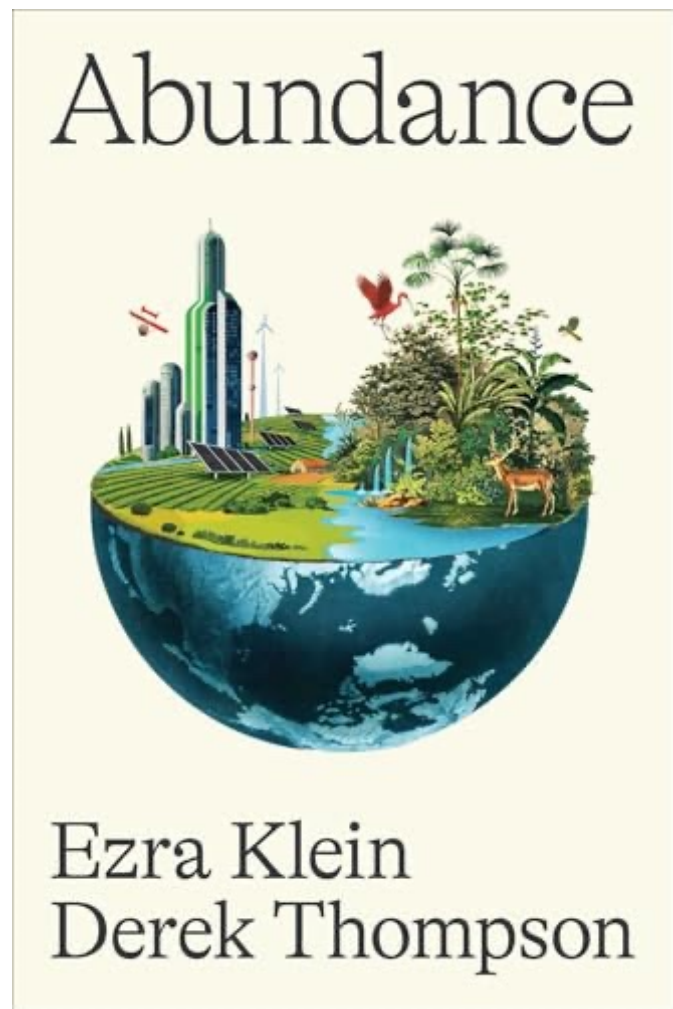
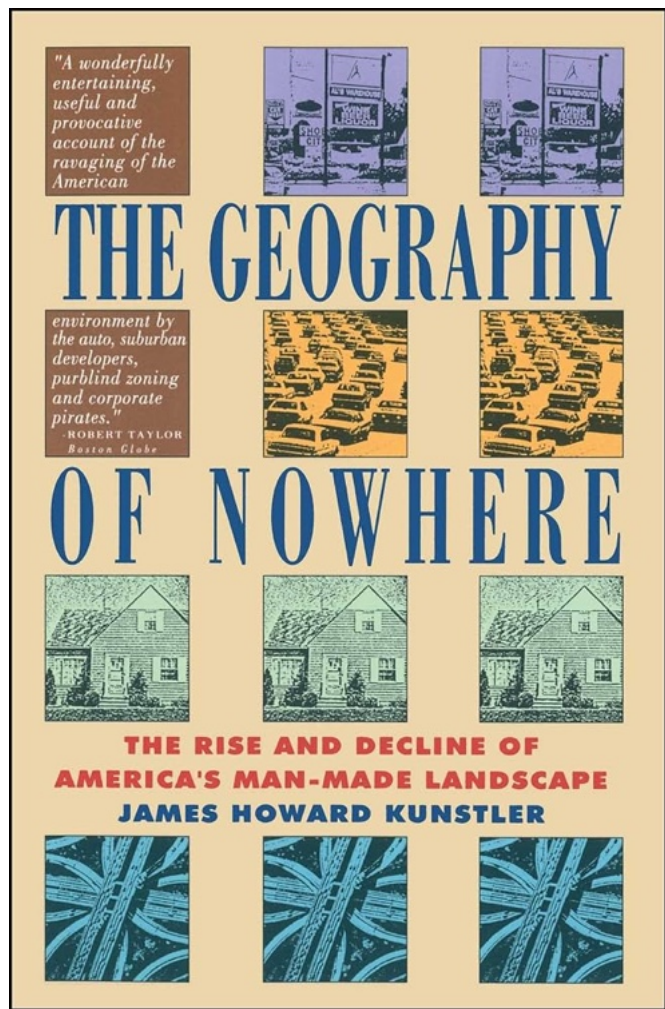
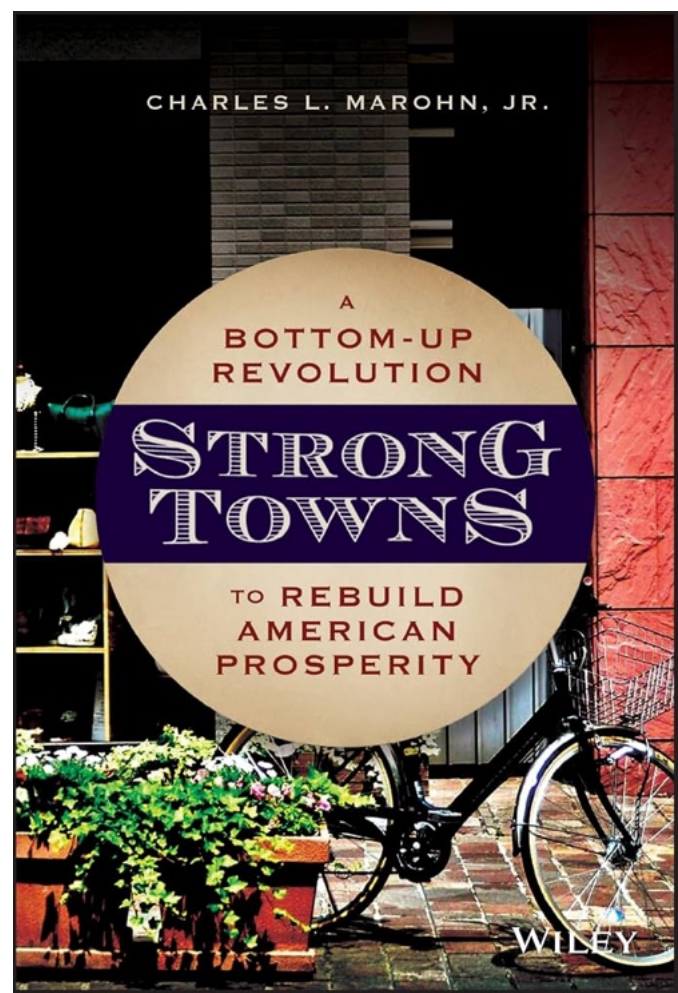
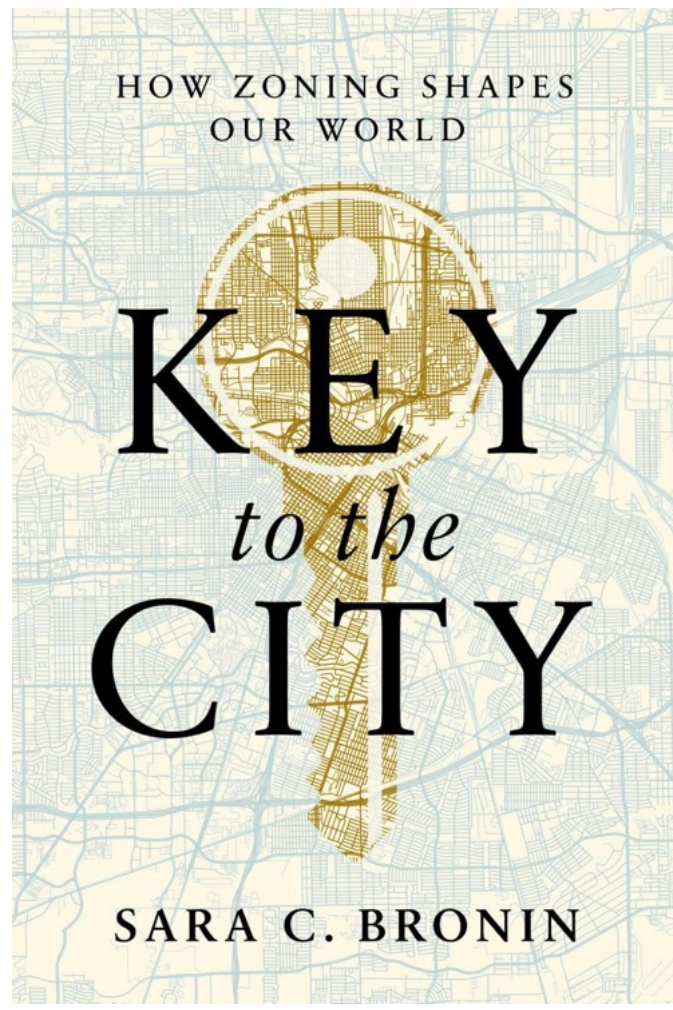
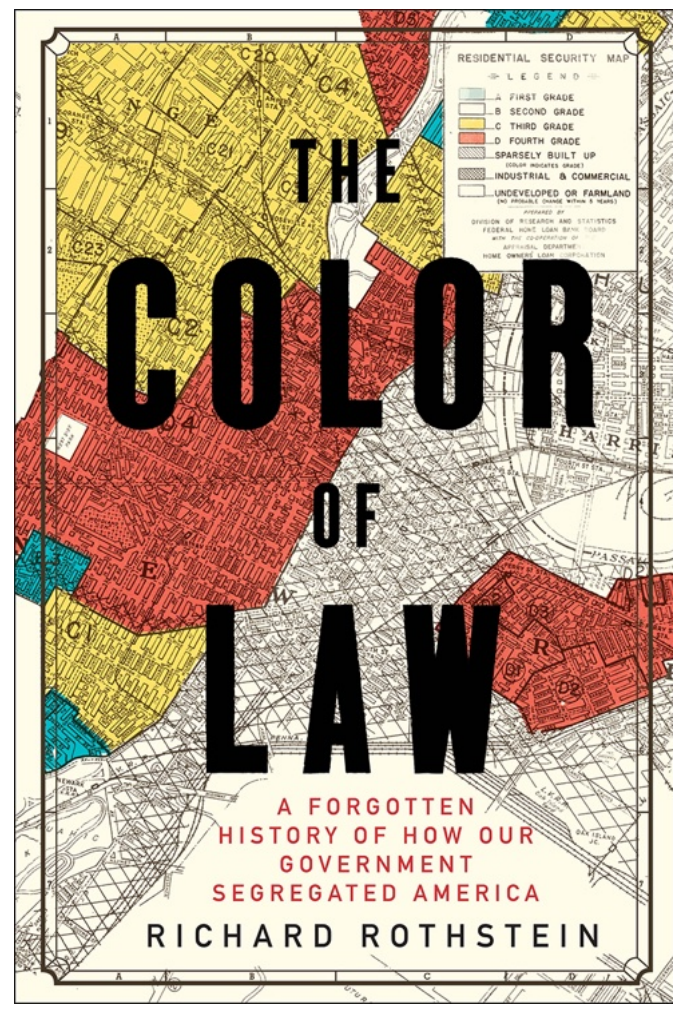
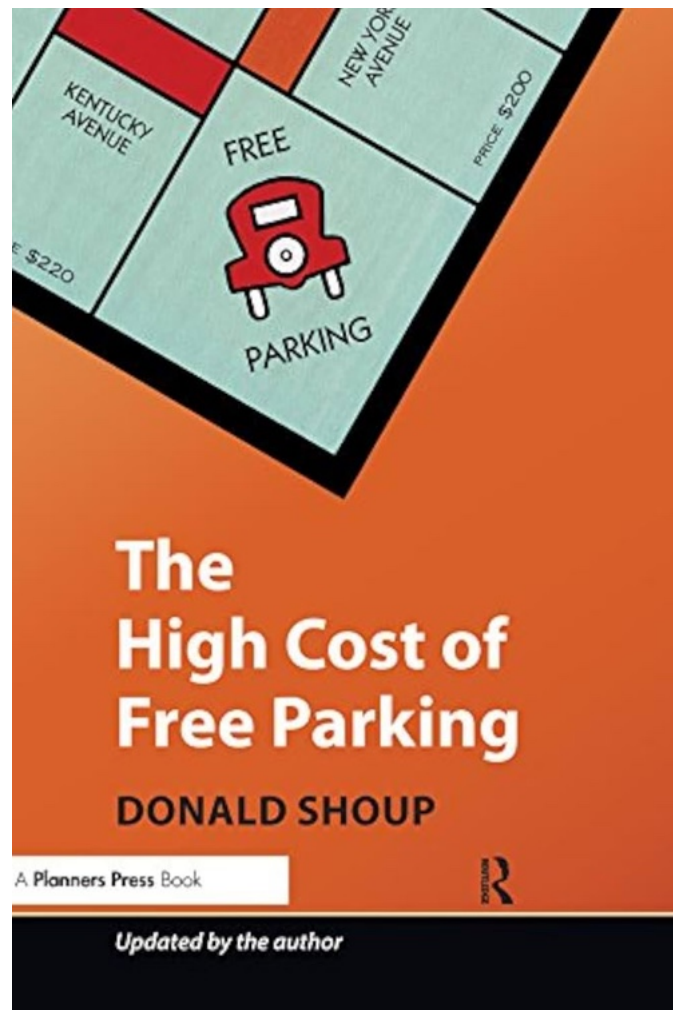
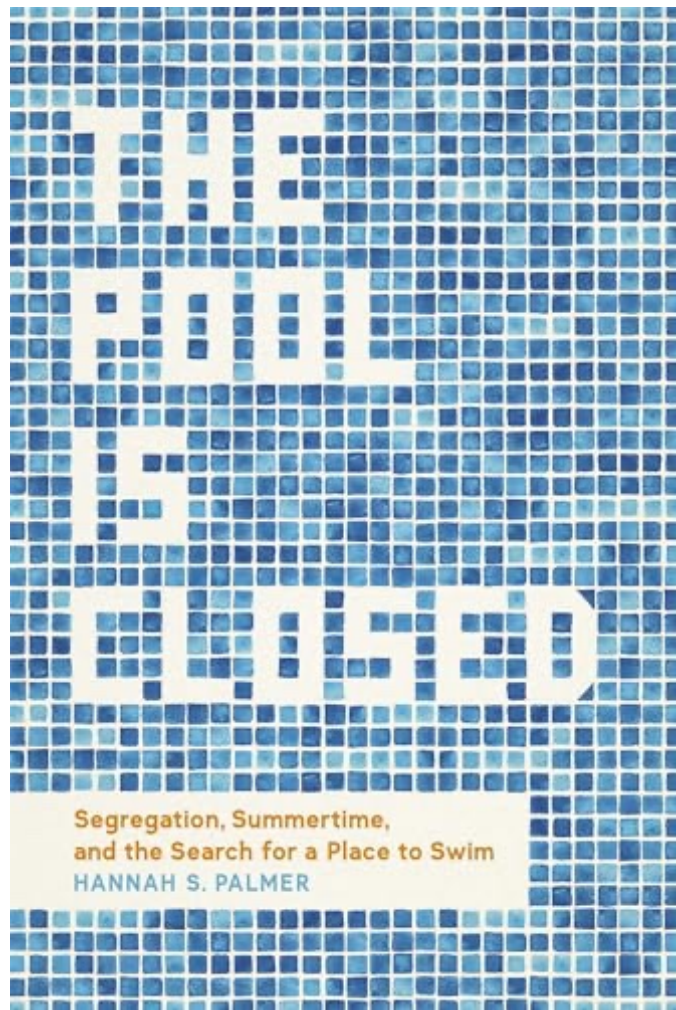
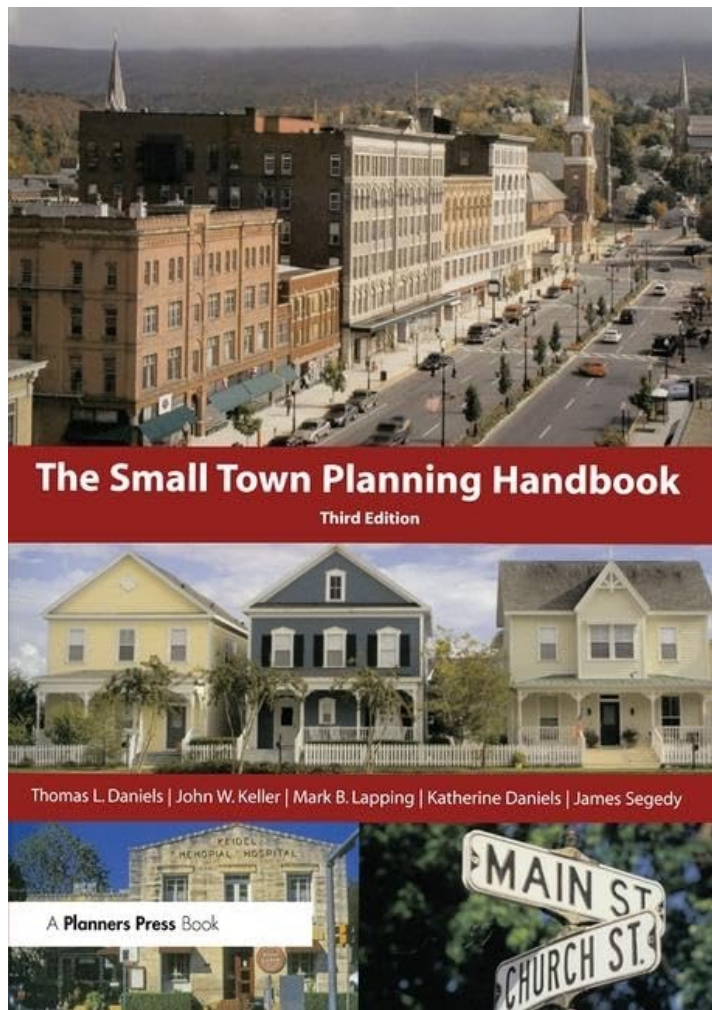
TOO MUCH ZONING



8 12 19 districts

ETHICS

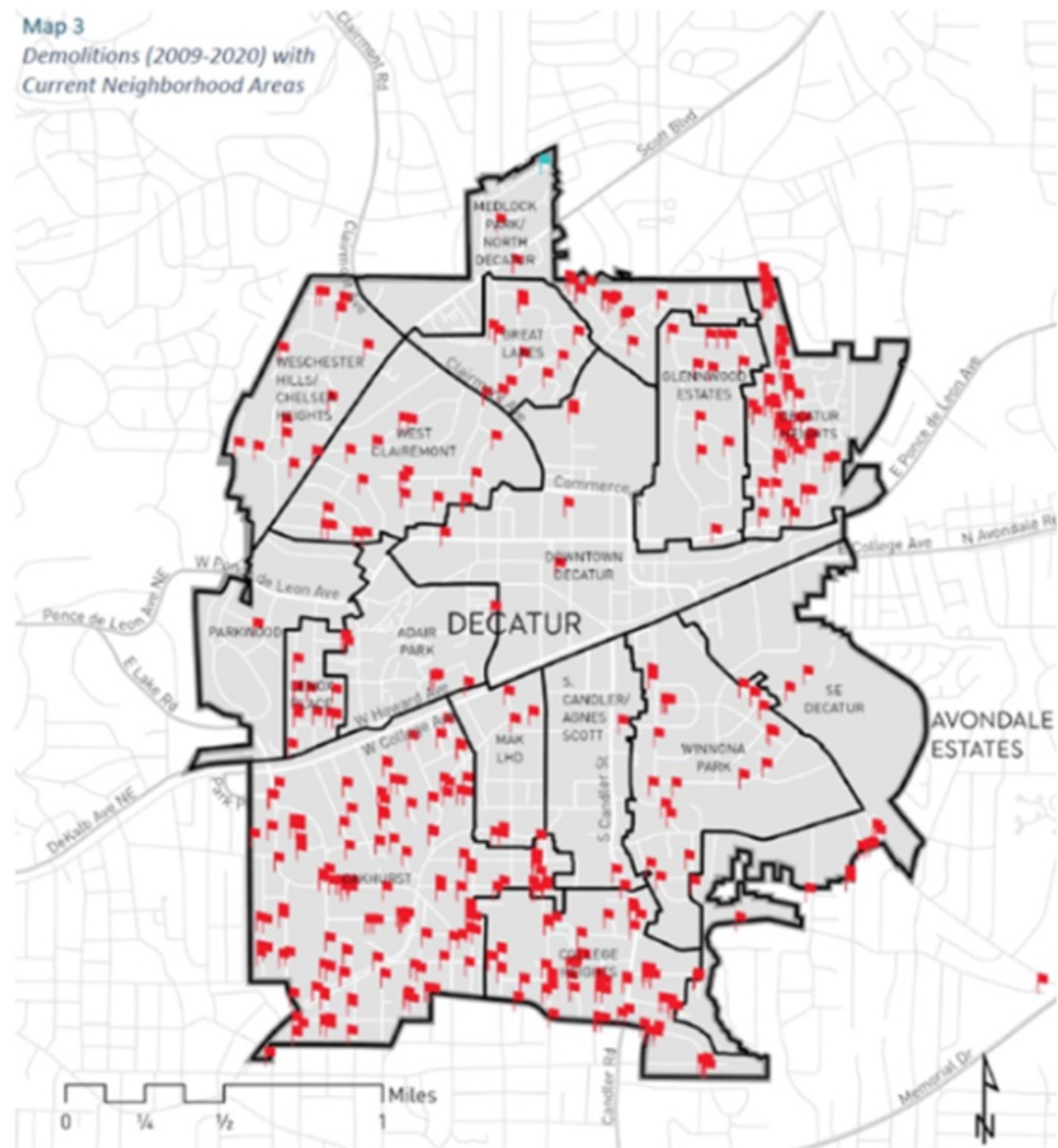




WHAT DOES YOUR
COMMUNITY
NEED?

Home Demolitions within the City

Map 3
Demolitions (2009-2020) with
Current Neighborhood Areas



Neighborhood Areas
Demolitions

What This Indicated



Households with substantially higher incomes displaced households with lower income



Despite the rise in the upper income levels, the hourly wage remained virtually stagnant



This created an imbalance between incomes and housing options



People working in healthcare, government, education, and service/ retail industries made wages too low to afford to rent or own in the City without causing significant housing cost burdens

Survey Results

81% see a connection between housing choices available in our neighborhoods and the diversity of our community

63% believed there are not adequate housing options to enable them to retire in Decatur

62% believe their children will not have affordable housing options to live in Decatur

City Employee Survey Results

A 2018 survey among employees of the City of Decatur, the City Schools of Decatur, and the Decatur Housing Authority show a strong desire to live in Decatur.

Of the 133 respondents:

59% live over 6 miles from Decatur

54% currently rent and 33% currently own

89% would like to live in Decatur, but of these respondents:

94% say it's too expensive

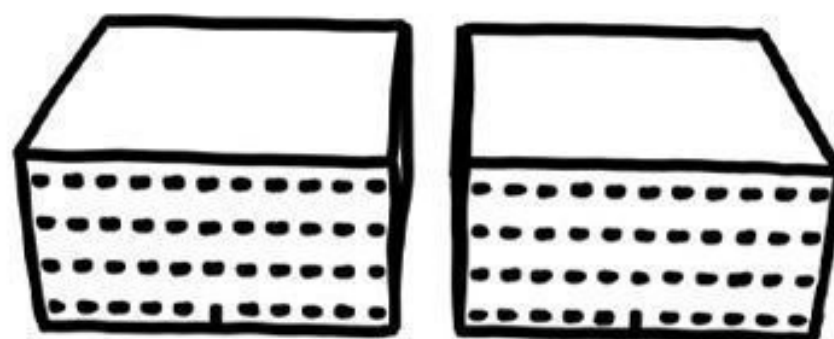
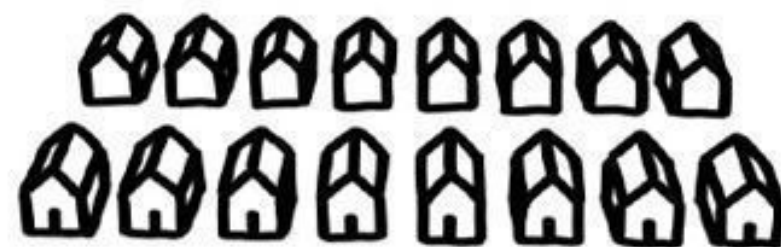
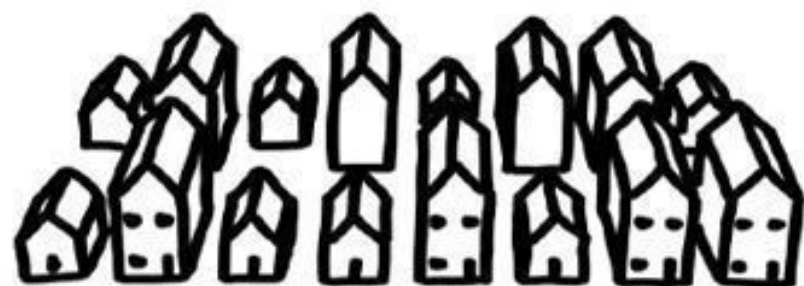
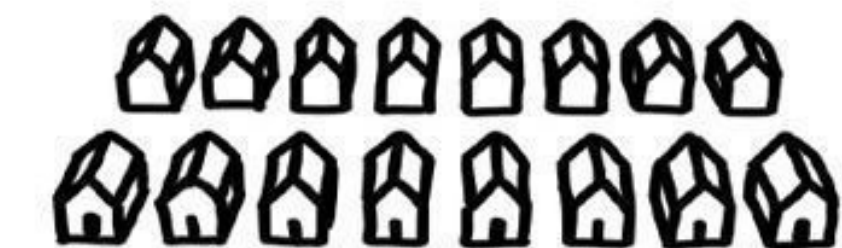
69% are concerned about property taxes

51% are concerned about a lack of affordable rental options

83% would prefer to own a home in Decatur

46% prefer a 2-bedroom, followed by 36% who prefer a 3-bedroom

45% did not have a family member under age 18 in their household



Online Survey Results

Key Takeaways:

In the last 5-10 years...

- ❖ **62%** say that Doraville has improved
- ❖ Too little **retail** and **mixed use** developments
- ❖ Too many **apartments**



Most important housing types:

- ❖ Housing for first-time home buyers, singles or young professionals, seniors
- ❖ Smaller homes (>1,500 sqft)



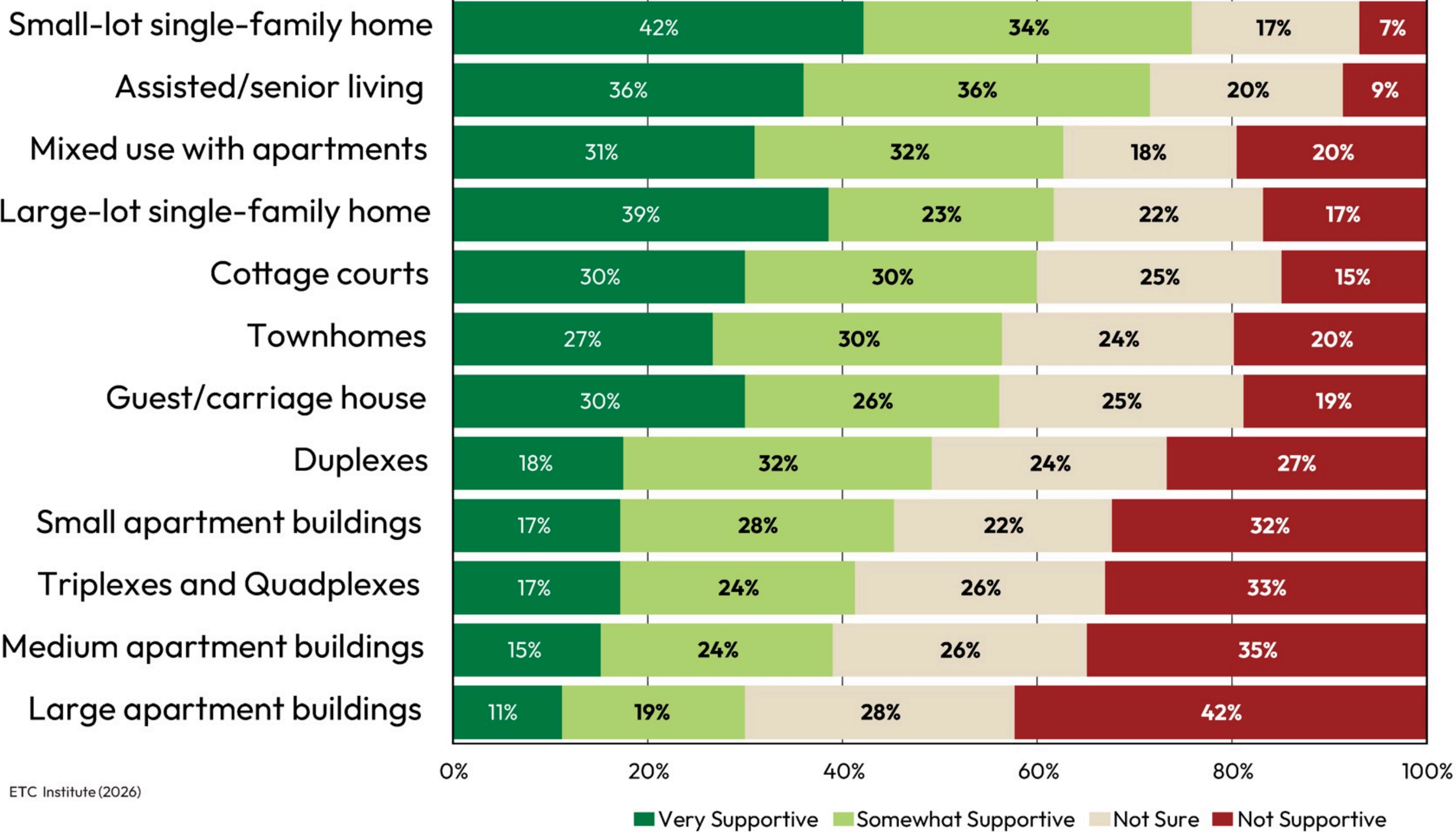
Least important housing types:

- ❖ Homes on large estate lots
- ❖ Housing geared toward renters
- ❖ Multi-family (rental apartments or owner-occupied condos)



Statistically-Valid Survey Results

We asked how supportive Doraville residents were of the following housing developments...





Subsidized Housing

\$1,700
Doraville Median
Rent

\$359,392
Doraville Typical
Home Value

AMI	Household Income	One Person Household	Two Person Household	Afford. Rent	Afford. House*
120%	\$141,360	Aerospace Engineer (\$146,710) Pharmacist (\$139,250)	Speech Language Pathologist (\$97,230) + Bank Teller (\$44,390)	\$3,534	\$388,192
100%	\$117,800	Architect (\$117,560) Financial Risk Specialist (\$118,940)	HVAC Installer (\$60,460) + Event Planner (\$56,960)	\$2,945	\$328,668
80%	\$94,250	Aircraft Mechanic (\$95,160) News Reporter (\$95,470)	Security System Installer (\$57,480) + Restaurant Cook (\$35,780)	\$2,356	\$273,377
50%	\$58,900	School Social Worker (\$56,330)	Teaching Assistant (\$31,720) + Barista (\$27,800)	\$1,473	\$191,415

* Using Zillow’s affordability calculator with a \$50,000 down payment, and average monthly debts (11%)

SINCE JAN 1 2024:
AT LEAST 32 CASES
INVOLVING ATYPICAL
LIVING SITUATIONS.

THE LAW



Required Public Hearings

- HB-1405
- 600 Public Hearing signs posted
- Posted every 500 feet
- 30-day notice
- City Commission Work Session
- 2 public hearings
- 3-month delay for vote
- 2-vote process



A blue public hearing sign for the City of Decatur. The sign features the City of Decatur logo at the top, which includes a stylized building and the text "City of Decatur". Below the logo, the words "PUBLIC HEARING" are written in large, bold, white capital letters. Underneath, the location "Decatur City Hall" and address "509 N. McDonough St." are listed. The website "decaturga.com/bc-pc" is at the bottom. On the left side, the word "PLANNING" is written vertically in large, bold, white capital letters. On the right side, there is a white box containing text about text amendments to the Decatur Unified Development Ordinance, and a list of dates and times for the Planning Commission and City Commission meetings. A QR code is located at the bottom right of the sign.

PLANNING

City of Decatur

PUBLIC HEARING

Decatur City Hall
509 N. McDonough St.
decaturga.com/bc-pc

Request for Text Amendments to Articles 2, 3, 6, 7 and 12 of the Decatur Unified Development Ordinance to allow duplex, triplex, and quadplex residential units in R-50, R-60, R-85, and RS-17 single-family residential zoning districts.

PLANNING COMMISSION
October 11, 2022 at 7 PM

CITY COMMISSION
October 17, 2022 at 7:30 PM
January 17, 2023 at 7:30 PM
February 6, 2023 at 7:30 PM

WHY SO MANY SIGNS? Scan the QR code to find out.

Planning Commission Public Hearing

- 46 residents spoke/ 12 letters submitted
- Concerns of absentee landlords, rental units, condominium ownership, short term rentals, parking, City/ County service standards, flooding, affordability, etc.
- Planning Commission recommendation of denial



City Commission Public Hearings

- Majority in support of request
- Petition with 150 signatures
- 125 residents spoke
- Approved with stipulation that there is an 18-month period where no more than 3 units could be approved within each elementary school district



AVOID A TAKINGS.

ADD

POSSIBILITIES.

EXISTING PERMITTED USES

RETAIL

RESTAURANTS

OFFICE

LIMITED MANUFACTURING

LIMITED AUTOMOTIVE USES

PROPOSED PERMITTED USES

RETAIL

RESTAURANTS

OFFICE

LIMITED MANUFACTURING

LIMITED AUTOMOTIVE USES

MIXED-USE

MULTI-FAMILY RESIDENTIAL

Z-22-01: Permitted Uses

USE TYPE	R-1	T-4
RETAIL	X	P*
RESTAURANTS	X	P*
OFFICE	X	P**
MEDICAL OFFICE	X	X
PLACES OF WORSHIP	CUP	CUP
GAS STATIONS	X	X
SINGLE-FAMILY RESIDENTIAL	P	P
MULTIFAMILY	X	P
LIMITED MANUFACTURING	X	X

*Limited to the first story at corners

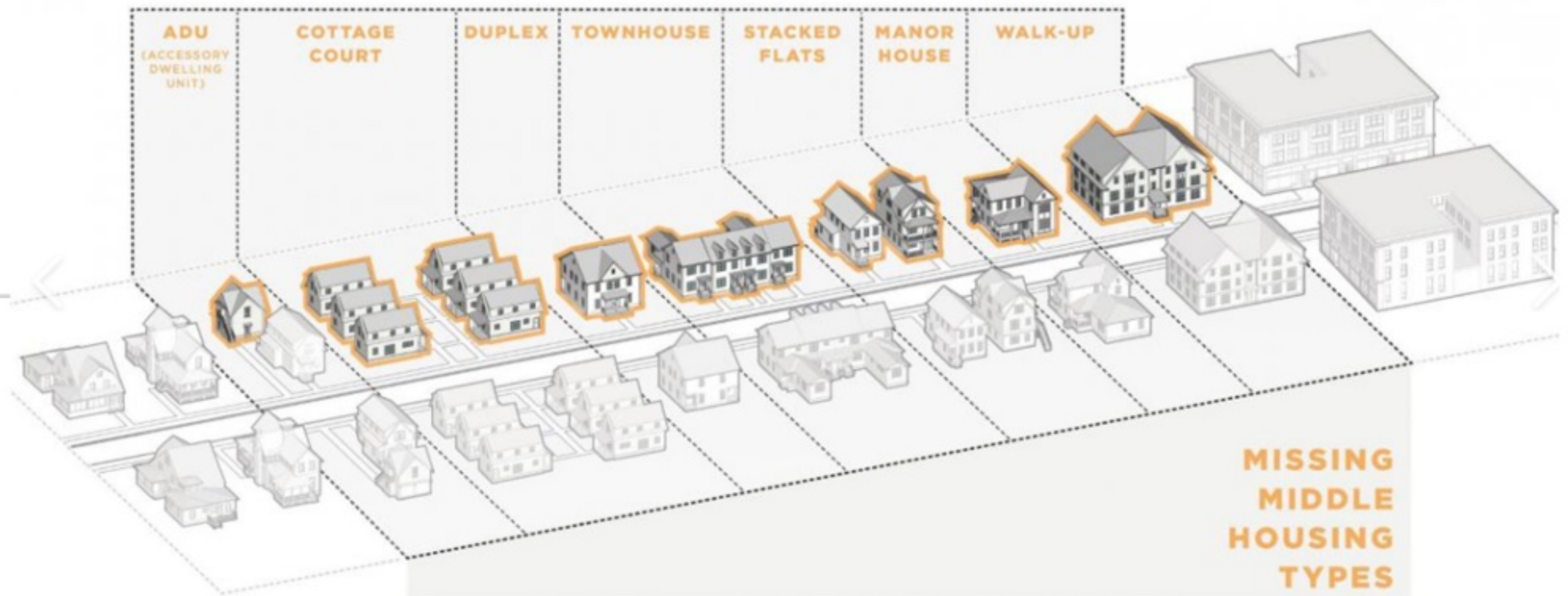
** Limited to the first story

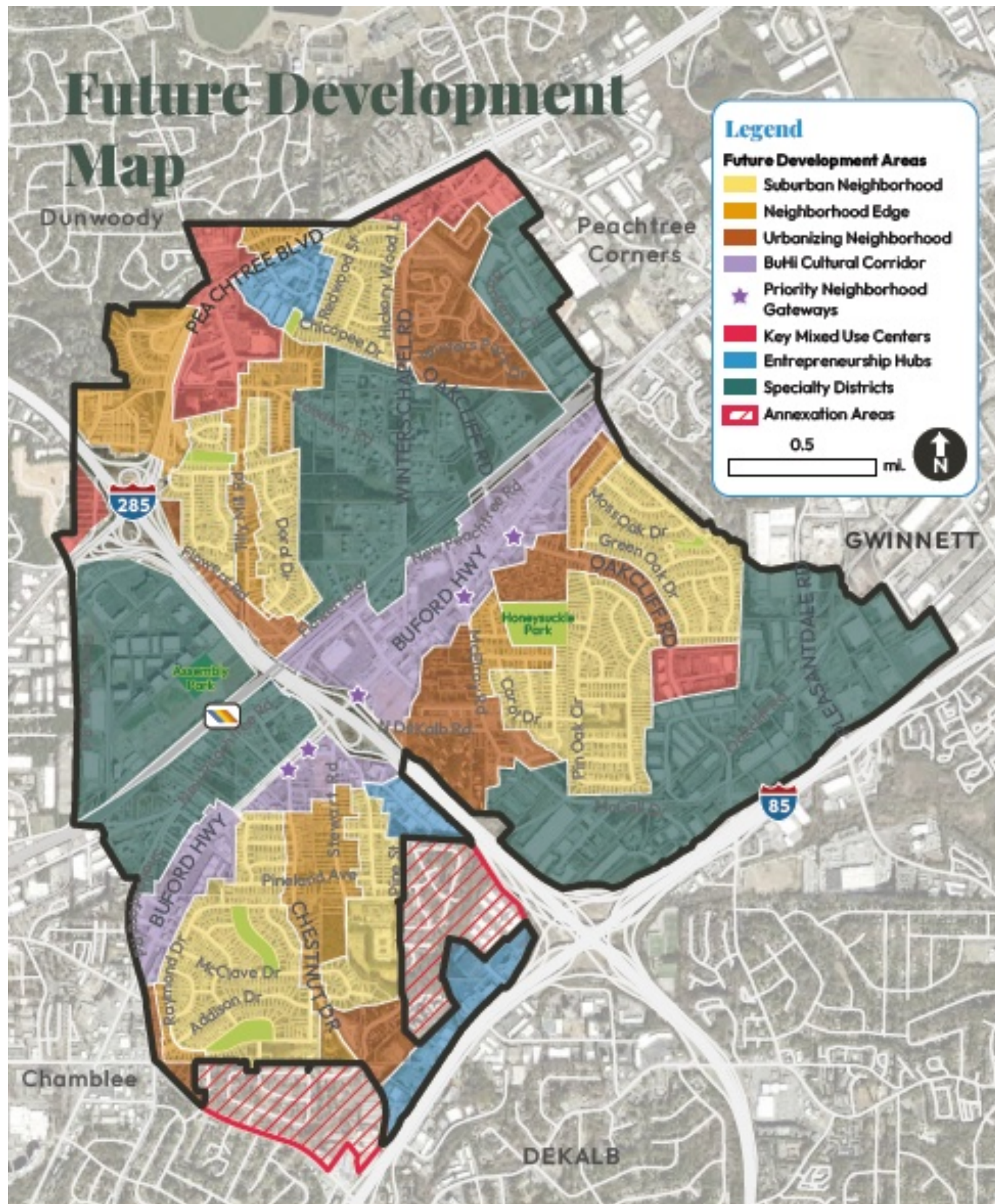
LESSONS LEARNED



**SUPPORT FROM
ELECTED
OFFICIALS IS KEY.**

The City Commission requested Staff bring forth Missing Middle recommendations





Future Development Profiles

Overview

The Future Development Map sorts all Doraville parcels into seven distinct character areas based on existing land uses and desired development:

- ❖ Suburban Neighborhood
- ❖ Neighborhood Edge
- ❖ Urbanizing Neighborhood
- ❖ Buford Highway Cultural Corridor
- ❖ Key Mixed Use Centers
- ❖ Entrepreneurship Hubs
- ❖ Specialty Use Districts:
 - City Center
 - Industrial Base
 - Assembly
 - Tank Farms

Each of the seven Future Development Map designations serves as a framework for guiding future growth and investment in Doraville. Specifically, the profile describes each designation's intended vision; a targeted range for scale and form (the transect); a table of appropriate land uses (the stoplight chart); and implementation strategies to work toward its vision.

Transect

A transect is a visual tool that illustrates a range of development patterns and building intensities, from lower-scale residential areas to more urban, mixed-use environments, and up to industrial uses. The transect used in this

plan reflects Doraville's existing and desired development character, showing building types that range from single-story structures to buildings exceeding six stories in height. Each Future Development Map designation references the transect to identify the appropriate scale and intensity of future development.

Stoplight Chart

Each Future Development Map designation includes a stoplight chart to illustrate which land uses are generally appropriate within that character area. Green land uses are encouraged and generally appropriate within the designation, subject to applicable development standards. Yellow land uses may be appropriate in certain circumstances but may require additional review, conditions, or design considerations. Red land uses are generally not appropriate within the designation. Together, these charts provide guidance for property owners, developers, residents, elected officials, and city staff when evaluating future development proposals.

Land Uses

The land use tables define the various development types shown in the stoplight charts. These categories focus on the primary use of a property rather than its scale or intensity. Each category includes representative images to help illustrate its typical character and function, the name, and a short definition.



TRUST IS
IMPORTANT.

TRUST $\neq$
ENTHUSIASM

From: WILLIAM H PENNINGTON [REDACTED]
Sent: Wednesday, October 8, 2025 2:25 PM
To: Mayor Joseph Geierman <Joseph.Geierman@Doravillega.us>
Cc: Council <Council@Doravillega.us>; Austin Shelton <Austin.Shelton@Doravillega.us>; Chief Atkinson <Chuck.Atkinson@Doravillega.us>
Subject: [External Sender] Re: rezoning of Winters Chapel Rd.

Caution, this email may be from a sender outside of The City of Doraville. Verify the sender and know the content is safe.

I really appreciate the consideration and reply from you, most of the Council members, and Austin.

I can see how the discussion makes sense for Oakcliff. Not sure much of applies to Winters Chapel and that is my area of concern. I just wish the vote would be parcel by parcel not as a whole.

For the record, I will get off your back and not oppose the rezoning effort.

Now, a completely different question. Why was the garbage pickup service changed. If I chose to recycle, there is an additional charge to me. What is the advantage to making the change? As far as I can tell there is no difference in the quality of the service, just more cost.

And still another question. If I had questions on traffic, to whom should I go?

All y'all have a nice day.

Bill Pennington

From: WILLIAM H PENNINGTON [REDACTED]
Sent: Wednesday, October 8, 2025 2:25 PM
To: Mayor Joseph Geierman <Joseph.Geierman@Doravillega.us>
Cc: Council <Council@Doravillega.us>; Austin Shelton <Austin.Shelton@Doravillega.us>; Chief Atkinson <Chuck.Atkinson@Doravillega.us>
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For the record, I will get off your back and not oppose the rezoning effort.

Now, a completely different question. Will you use the outdoor riding service chamber? If there is no service, there is an additional charge to use it.

For the record, I will get off your back and not oppose the rezoning effort.

All y'all have a nice day.

Bill Pennington

**BE KIND, BUT
DIRECT.**

Positive Messaging

Instead of this...

Our community has a shortage of affordable housing units.

The housing market has spiraled out of control.

Our regional economy can't compete given the scarcity of affordable housing. We need a multi-pronged approach, including subsidies, incentives, and increased supply.

People who work low-wage jobs often must spend more than half of their earnings on rent. In our state, there isn't a single county where a single mother can afford a one-bedroom apartment on a minimum-wage job.

Because housing prices downtown are unaffordable on most incomes, many families are forced to live in the outer suburbs, enduring long commutes and losing precious family time.

Try this...

Our community's housing costs have outpaced local incomes.

Our rules and guidelines for community development are out of date, which is allowing housing costs to spike.

Because our region's rents and mortgages are out of step with wages, we need policies that make sure that good places to live are within the reach of our workforce.

Housing costs are rising faster than income and earnings. We need to work on both sides of this equation, adjusting both housing and economic policies.

If our community takes steps to sync local incomes with local housing costs, people will live closer to where they work. We'd likely see a range of surprising benefits, from less traffic to greater family involvement in schools.

Existing + Proposed Design Requirements

EXISTING

Parking Lot Landscaping

Building Architectural Standards

**Restricted Building Materials
(corrugated metals, backlit awnings)**

Streetscape / Sidewalks

PROPOSED

Parking Lot Landscaping

Building Architectural Standards

**Restricted Building Materials
(corrugated metals, backlit awnings)**

Streetscape / Sidewalks

SITE LAYOUT
(placement of building & parking)

Metro City Bank



When a property is rezoned or the City amends the zoning regulations, **legal non-conforming** uses or structures may be created.

- They become **non-conforming** because they are not permitted in the new regulations.
- But they are **legal** because they existed at the time the change was made.

**Grandfathered means the use or structure is allowed to remain.*

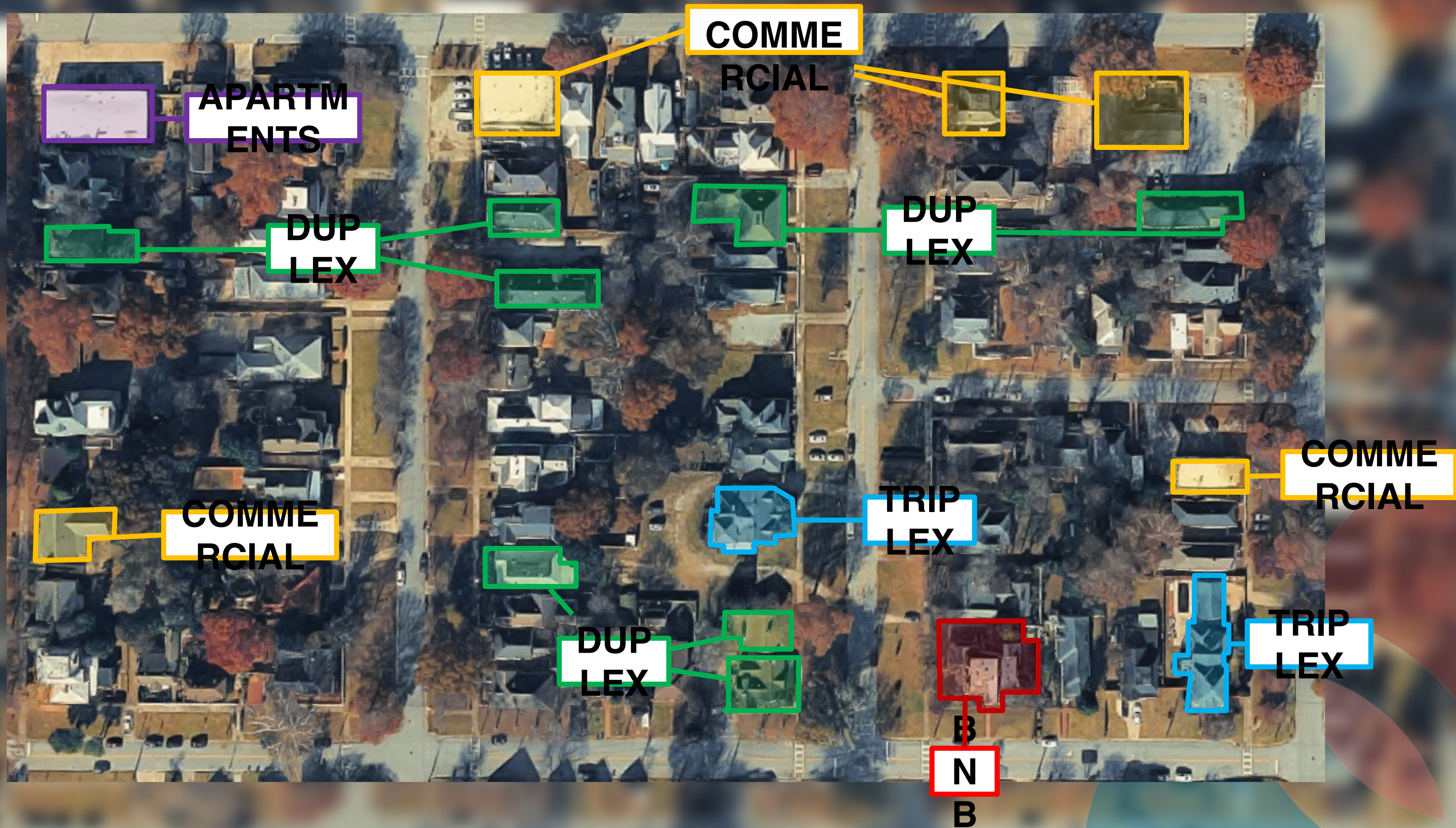
Comparison of Design Standards

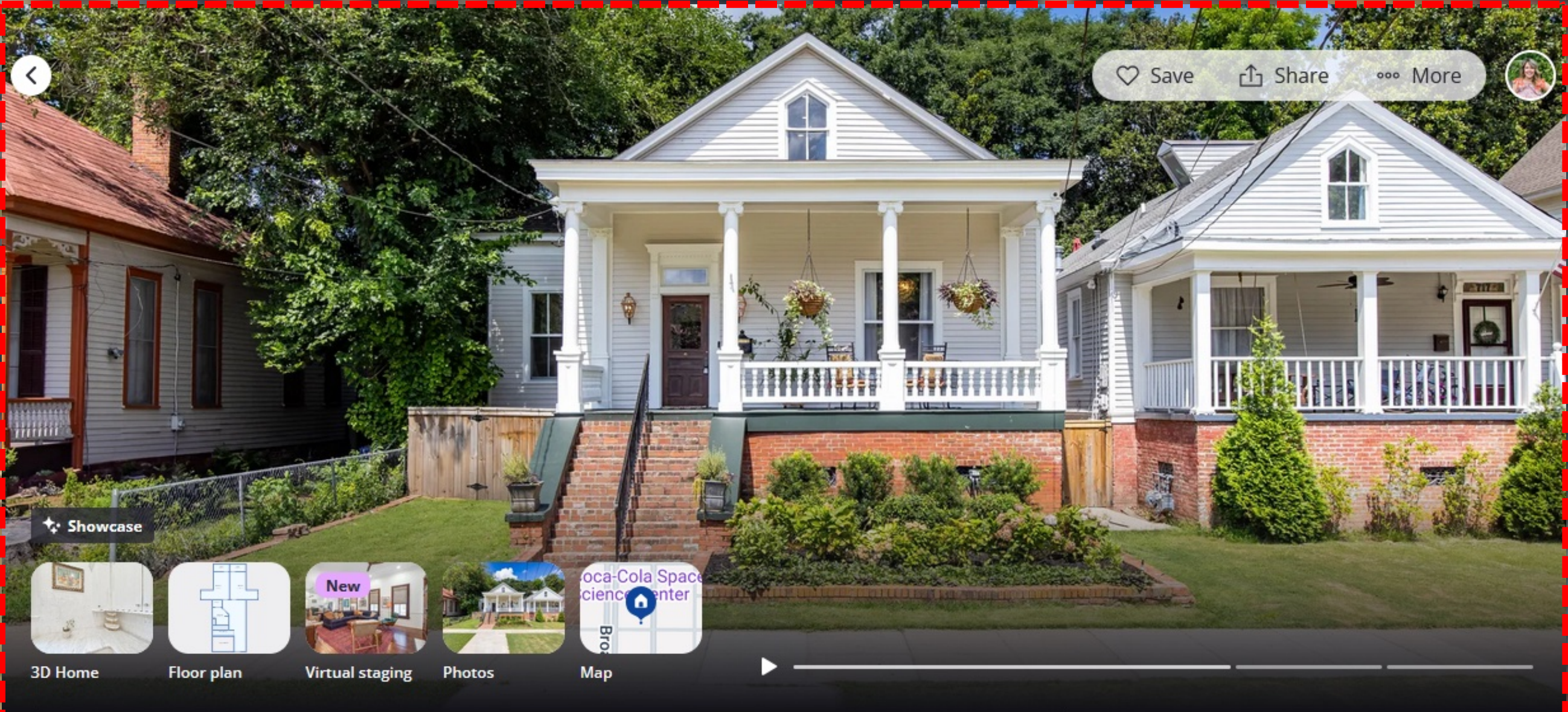
For Oakcliff, Winters Chapel, and Shallowford Road

	R-1	T-4
# of Units per Acre	1 per lot	12 max.
Minimum Lot Size	10,200 sf	NA
Minimum Lot Width	60 ft	18-96 ft
Front Setback	20 ft	10-30 ft
Side Setback	5 ft	0 ft
Side (Corner) Setback	10 ft	8-20 ft
Rear Setback	25 ft	3 ft
Max. Building Height	35 ft	4 stories
Impervious Coverage	40%	70%

IMAGES HELP A
LOT.







Kara Brakefield | Coldwell Banker Kennon & Parker

For sale **Price cut: \$15K (5/15)**

\$574,900

715 1st Ave, Columbus, GA 31901

Est.: \$3,485/mo [Get pre-qualified](#)

Single family residence	Built in 1884	6,098 sqft
Open parking	\$172 price/sqft	

Listed by



Kara Brakefield
Coldwell Banker Kennon & Parker

[Contact Kara](#)

Request a tour
as early as today at 12:00 pm

< Back to search



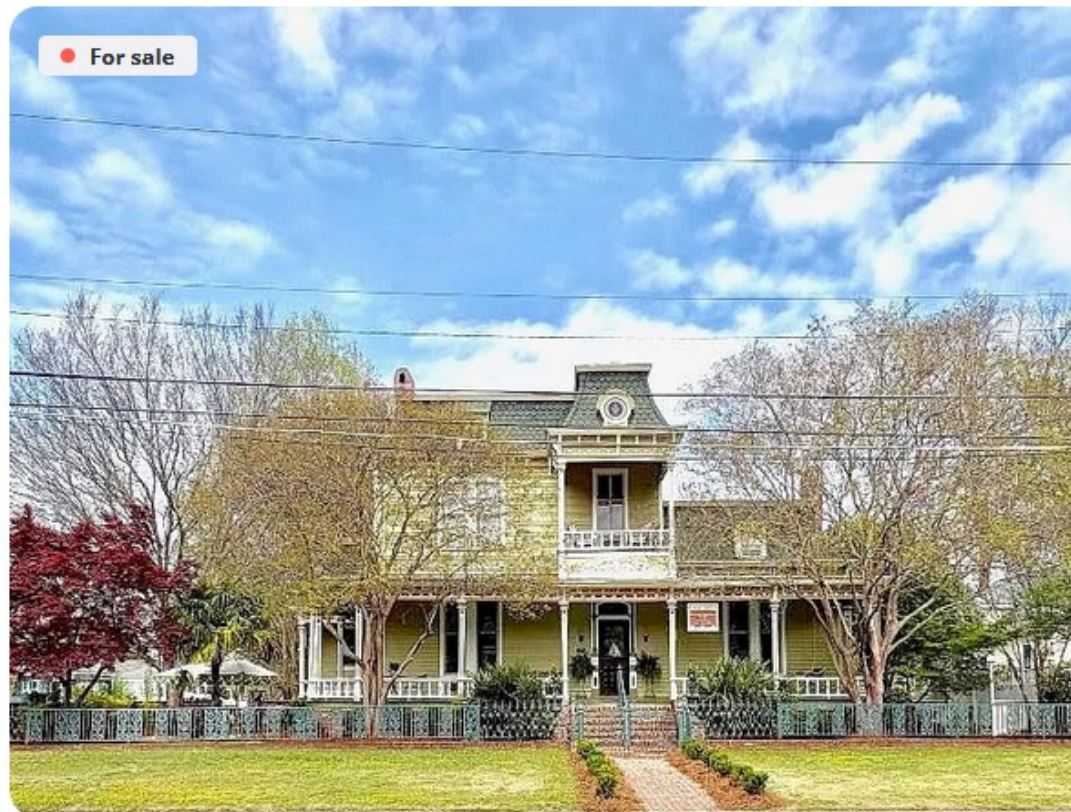
Save

Share

Hide

More

For sale



See all 49 photos

\$870,000

201 7th St, Columbus, GA 31901

Est.: \$5,272/mo [Get pre-qualified](#)

Single Family Residence

Built in 1904

8,276 Square Feet Lot

\$-- Zestimate®

\$219/sqft

\$-- HOA

4
beds

5
baths

3,972
sqft

Request a tour

as early as today at 12:00 pm

Contact agent



DORAVILLE:

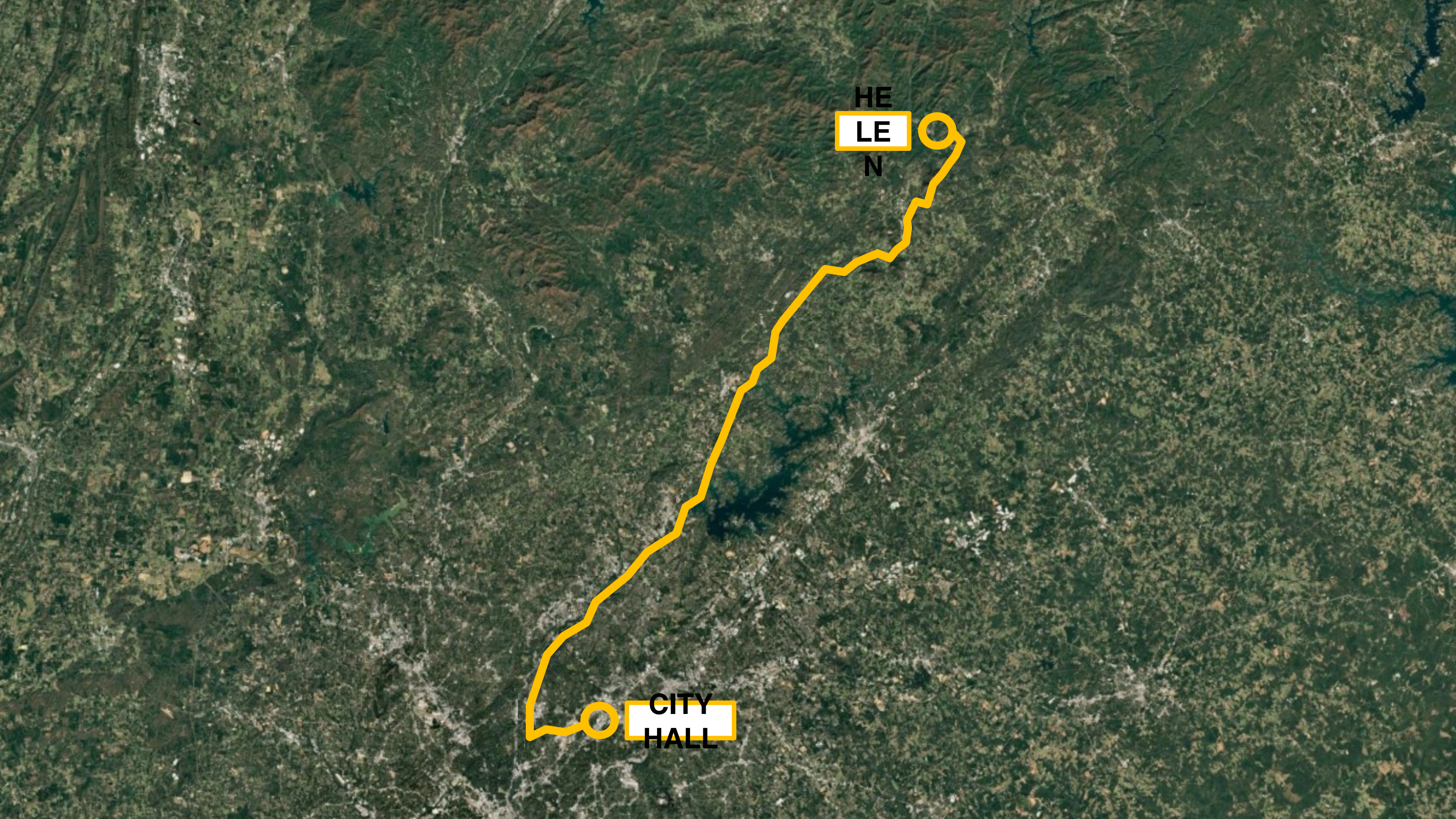
398,781 ft = 75.5 miles of road

363 sq ft of asphalt per person

146,579 ft = 27.8 miles of storm

1265 storm structures



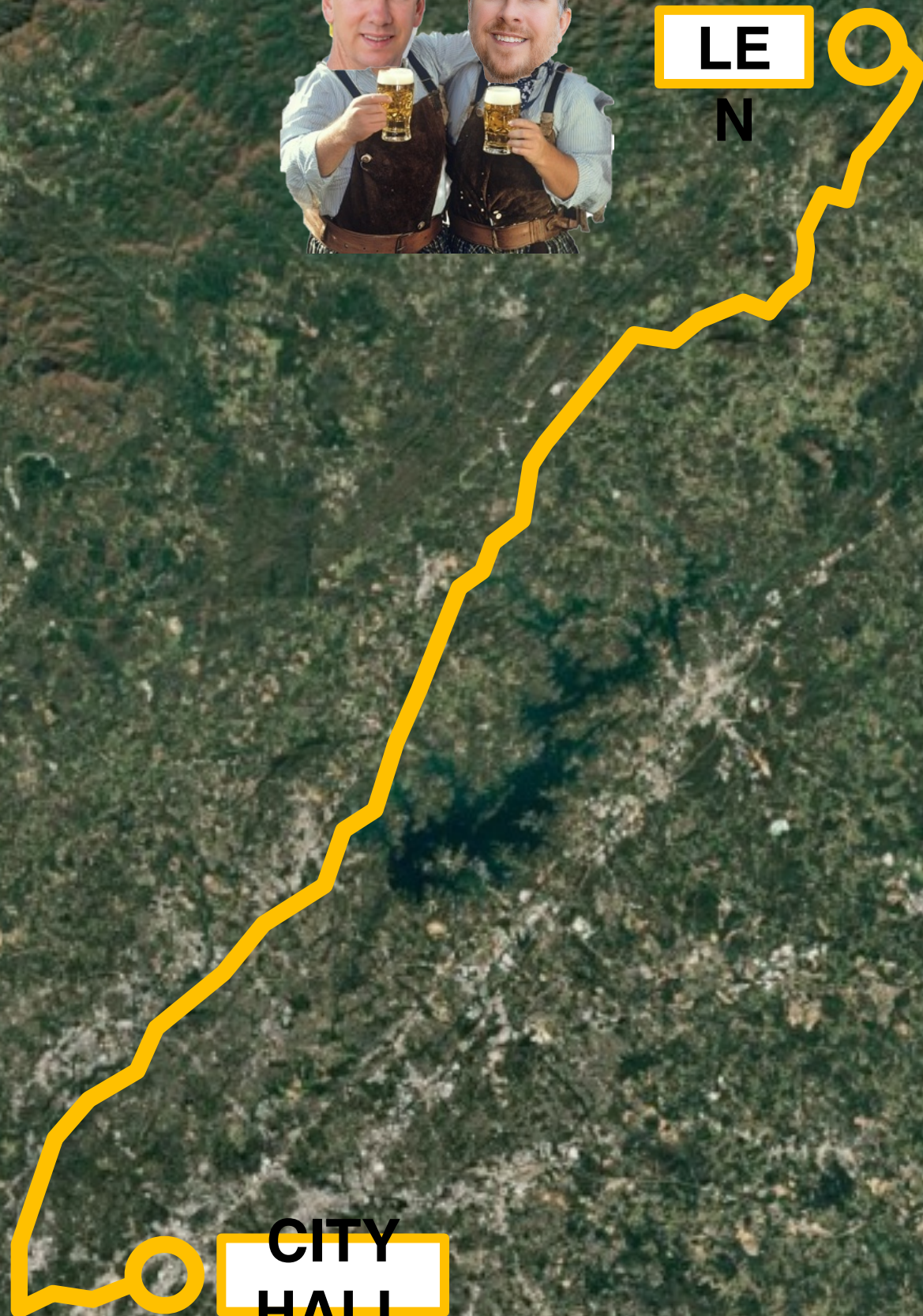


HE
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CITY
HALL



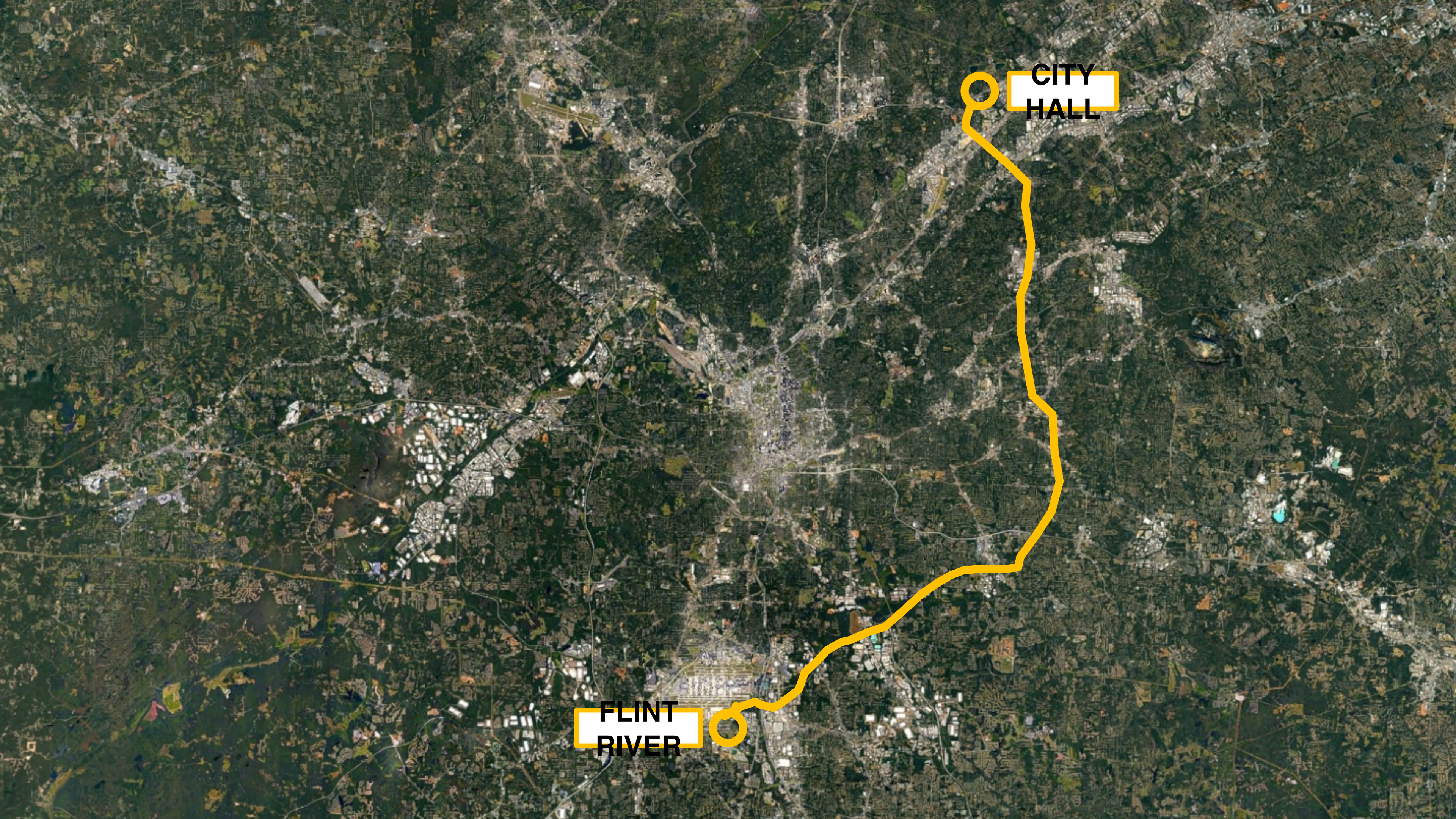
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CITY
HALL







**CITY
HALL**

**FLINT
RIVER**

1265 storm structures

x Assume avg. 4' height

= 5060 ft

1265 storm structures

x Assume avg. 4' height

= 5060 ft

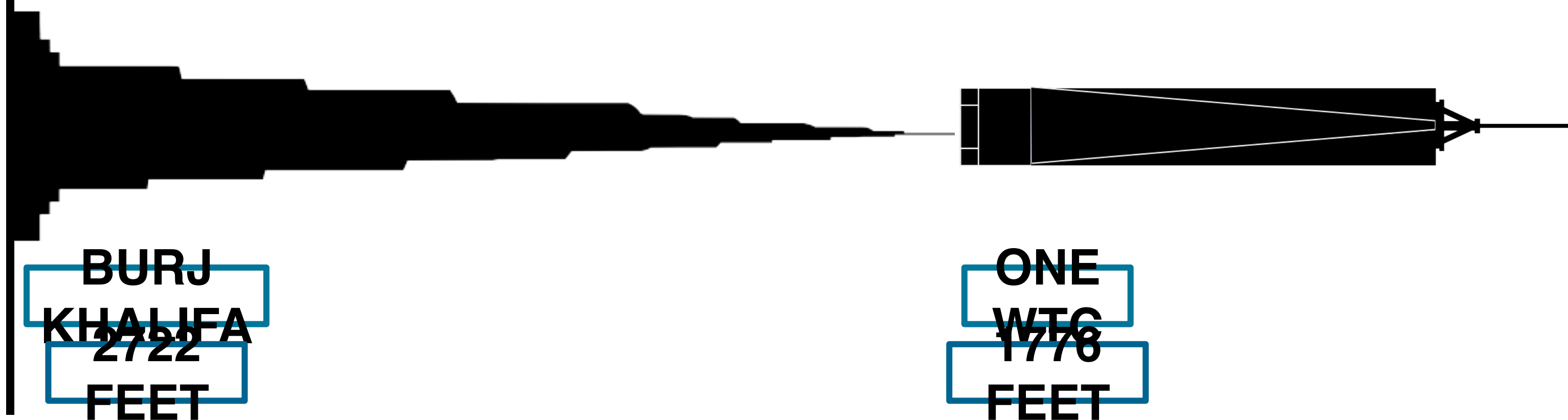


**BURJ
KHALIFA
2722
FEET**

1265 storm structures

x Assume avg. 4' height

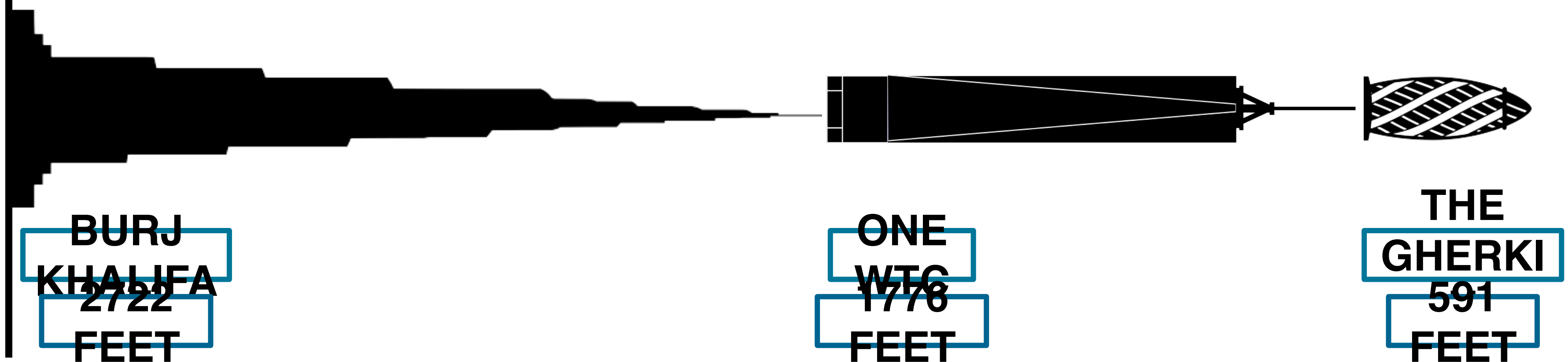
= 5060 ft



1265 storm structures

x Assume avg. 4' height

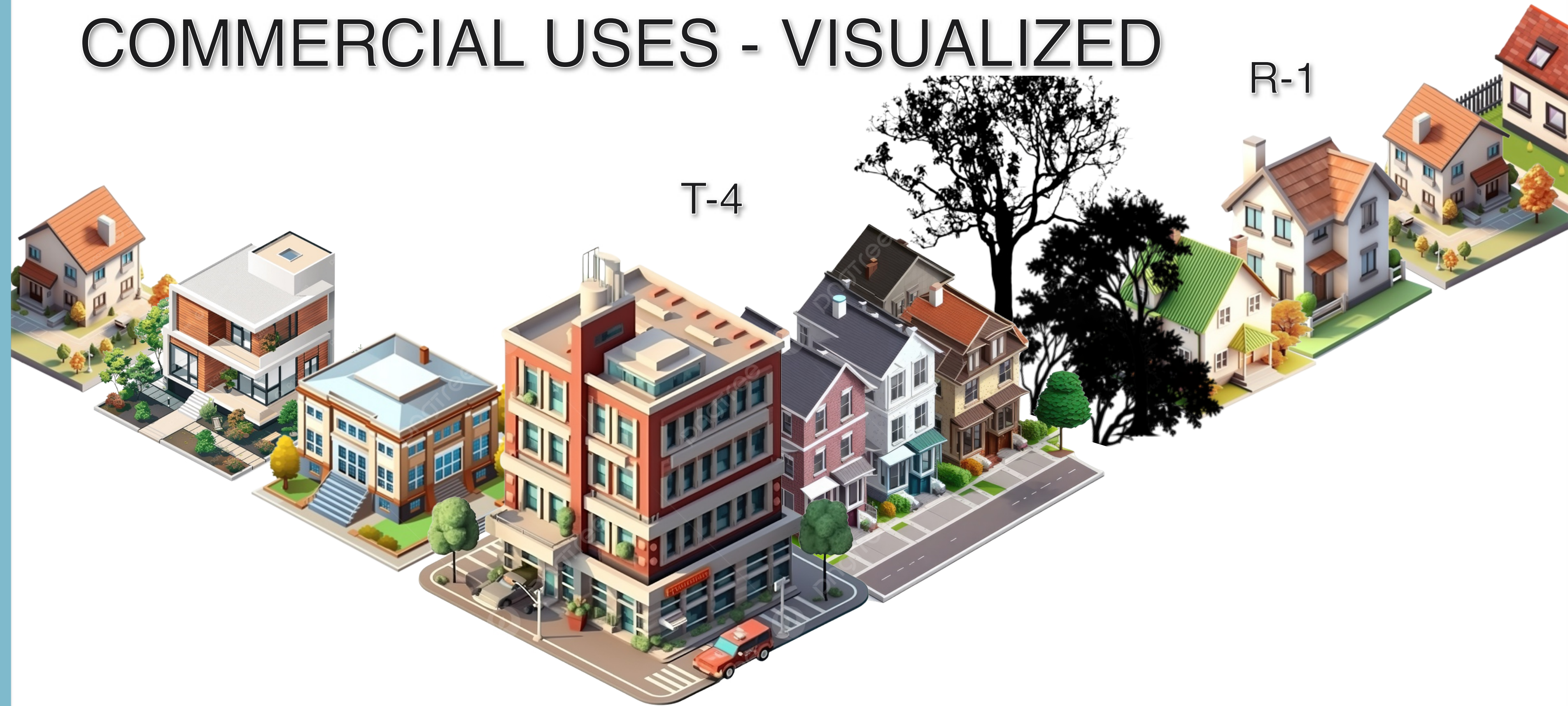
= 5060 ft



COMMERCIAL USES - VISUALIZED

R-1

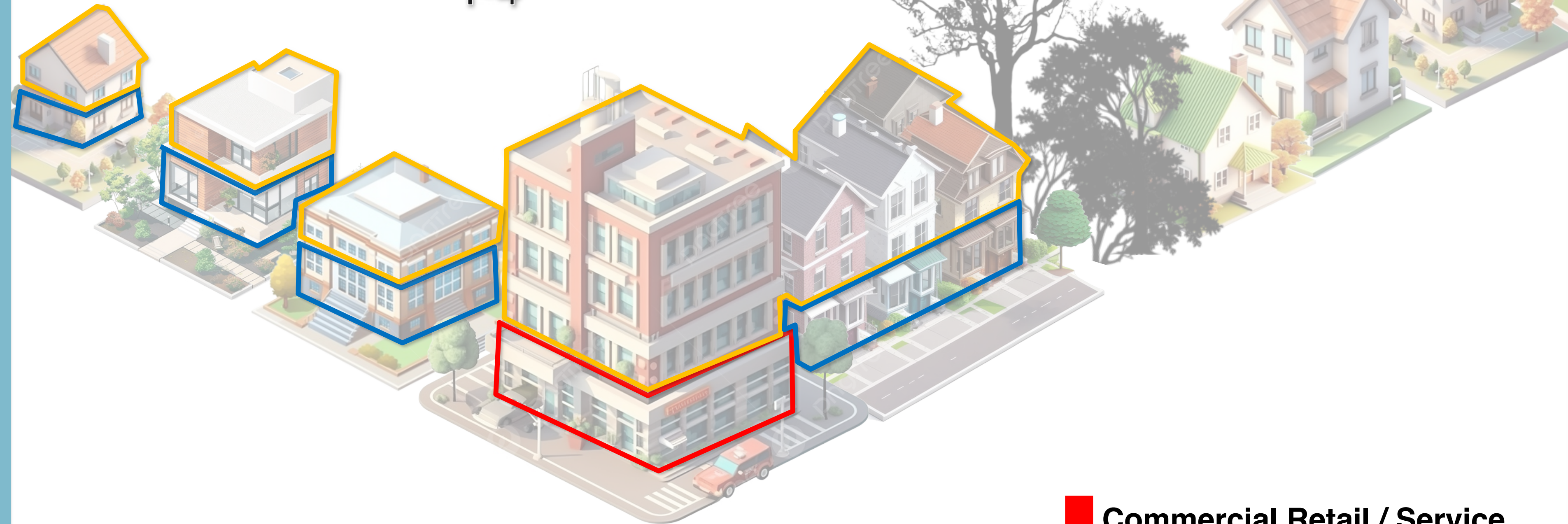
T-4



COMMERCIAL USES - VISUALIZED

T-4

R-1

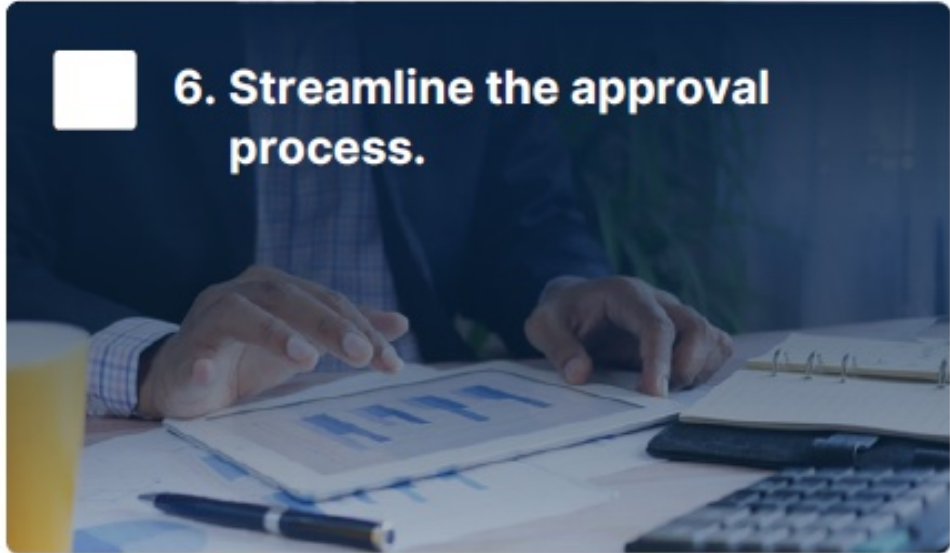
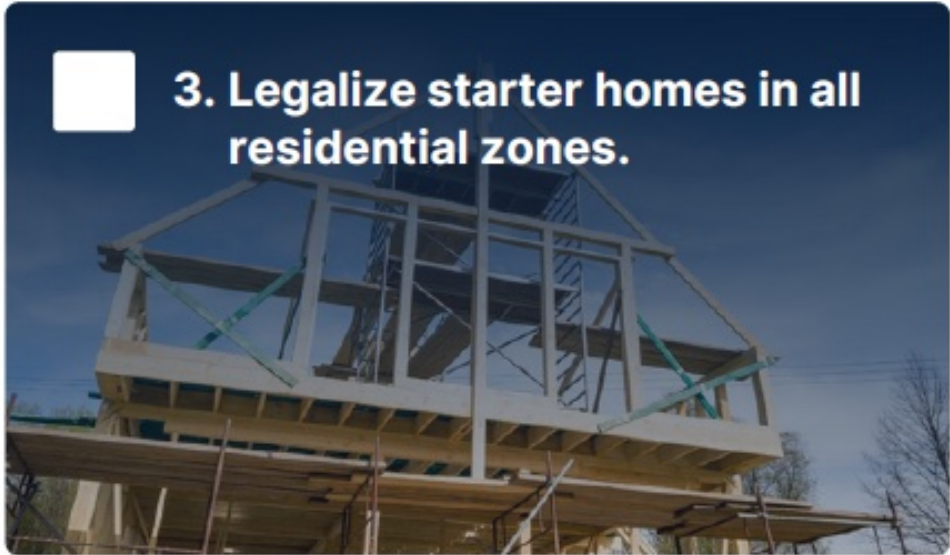


- Commercial Retail / Service
- Office
- Residential

IT MAY BE THE
LEAST YOU CAN
DO.

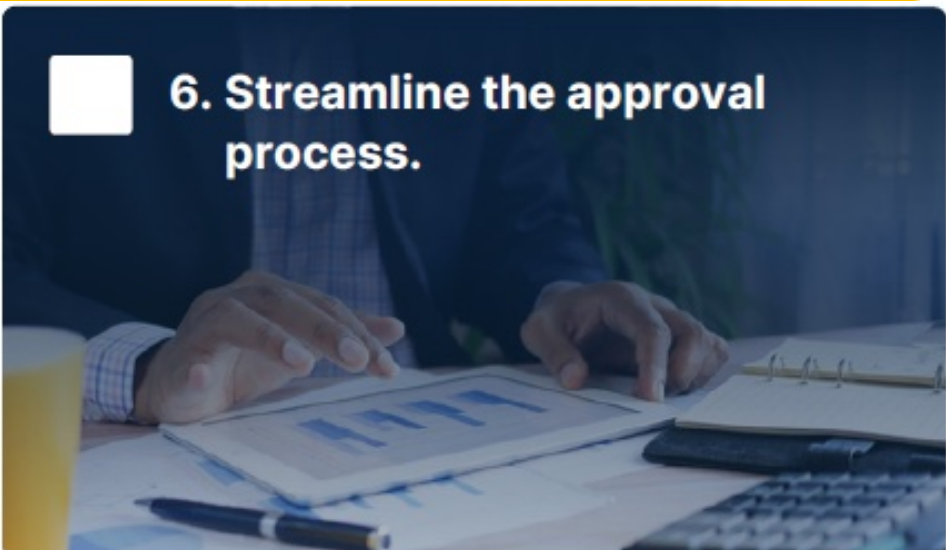
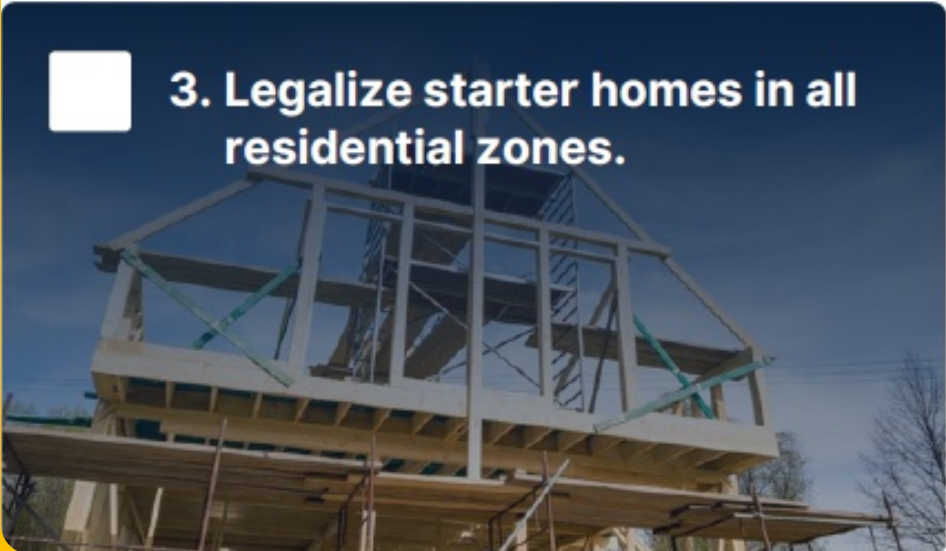
Is Your City Housing Ready?

Strong Towns recommends these six strategies for fighting back against the housing crisis at the local level. These policies can all be implemented on a local scale, so there's no need to wait to get started.



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**CODE
CHANGE
S**



Is Your City Housing Ready?

Strong Towns recommends these six strategies for fighting back against the housing crisis at the local level. These policies can all be implemented on a local scale, so there's no need to wait to get started.

☐

1. Allow single-family home conversion to duplex or triplex, by right.



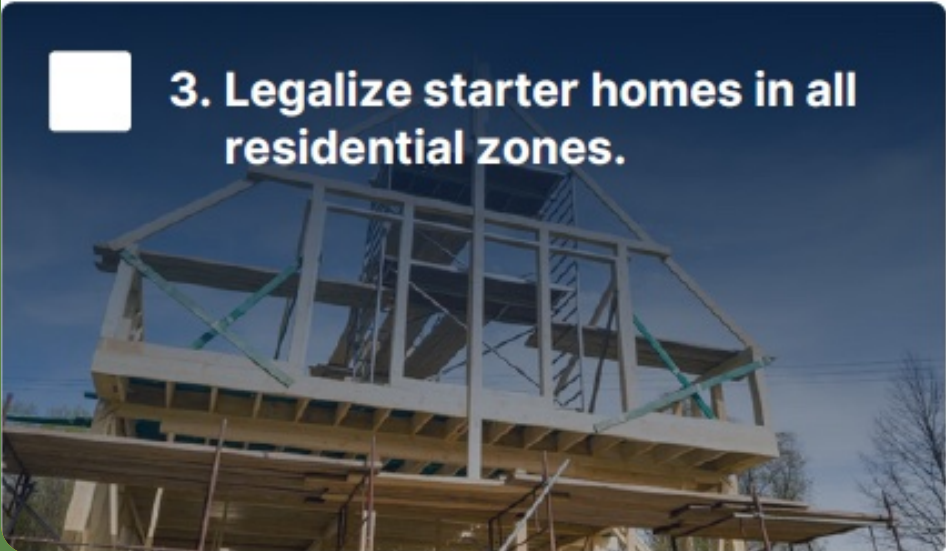
☐

2. Permit backyard cottages in all residential zones.



☐

3. Legalize starter homes in all residential zones.



☐

4. Eliminate minimum lot size requirements in existing neighborhoods.



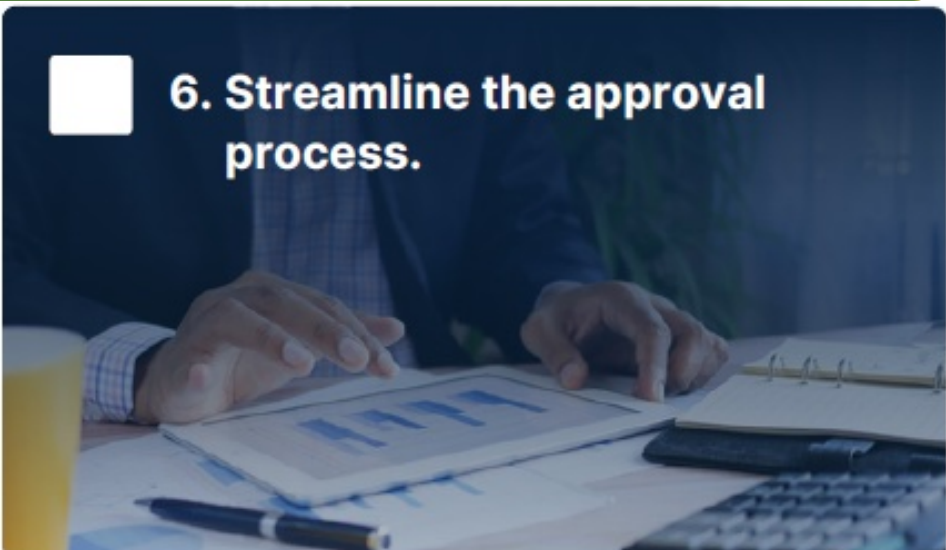
☐

5. Repeal parking mandates for housing.



☐

6. Streamline the approval process.



**HOUSING
RELATED**

**CODE
CHANGE
S**



Is Your City Housing Ready?

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**UPZ
ONE**

☐

1. Allow single-family home conversion to duplex or triplex, by right.



☐

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☐

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☐

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**CODE
CHANGE
S**

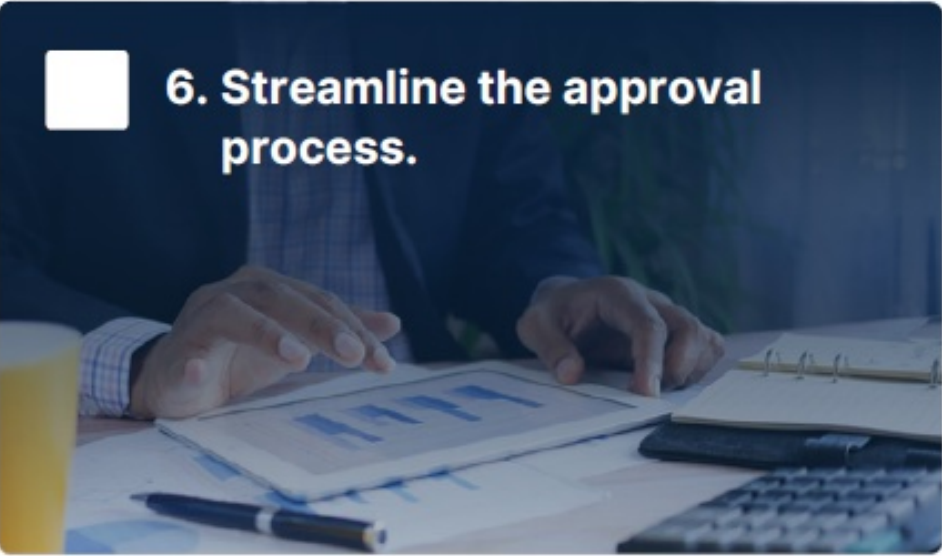
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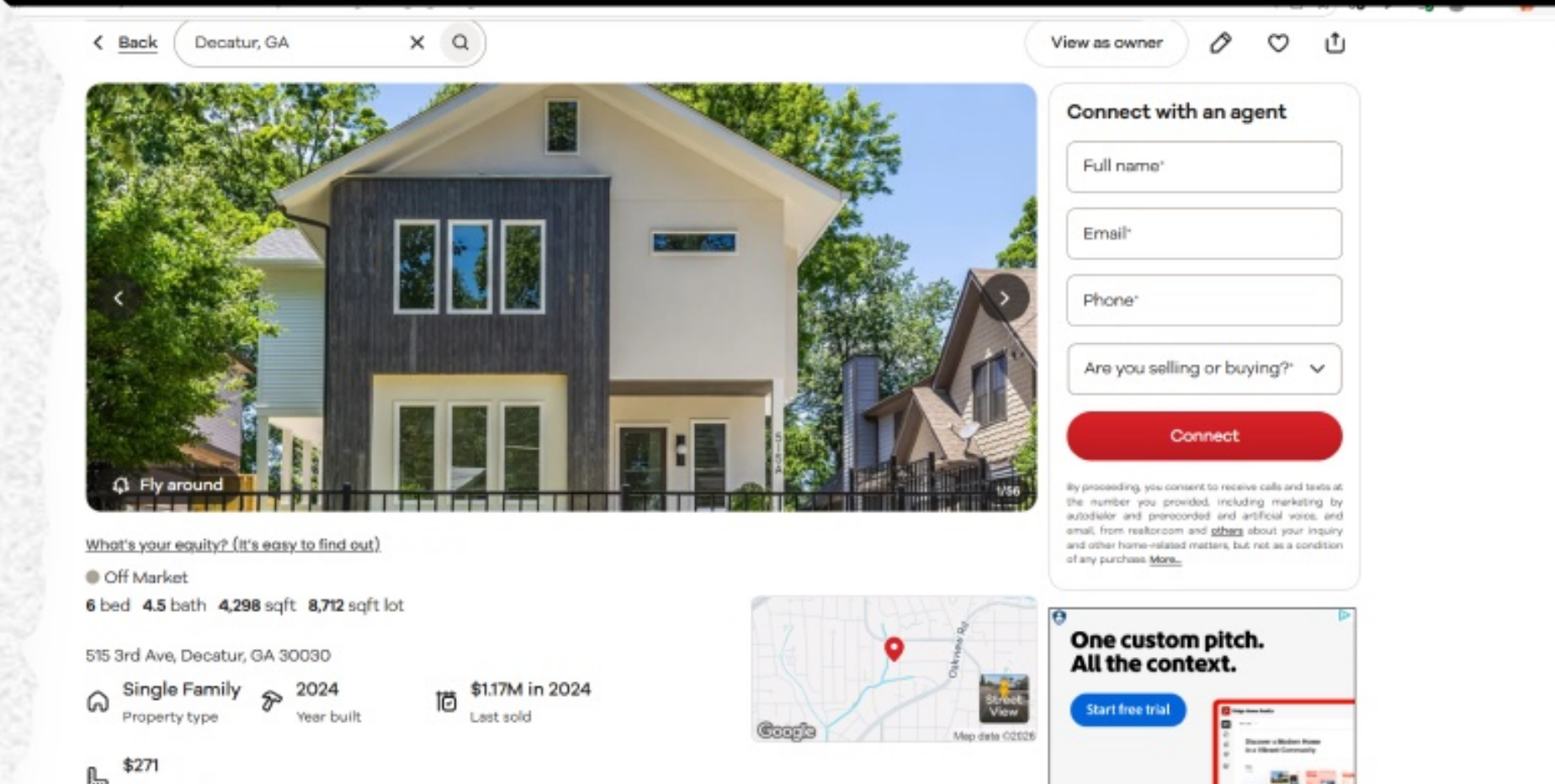
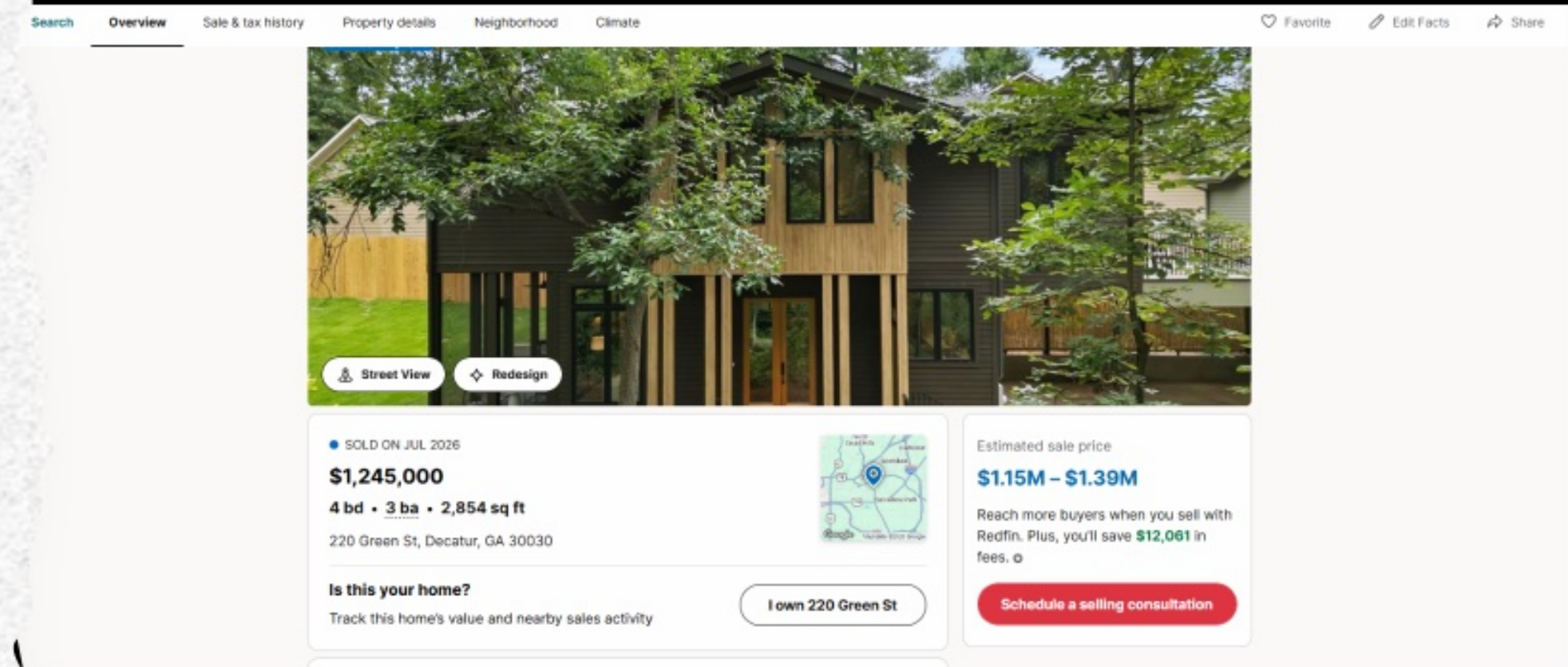
**HOUSING
RELATED**



**OTHER LEVERS
ARE AVAILABLE.**

Lessons Learned

- It can be personal
- Density does not bring affordability
- Must understand housing type vs. housing size vs. income



Continue to Review Progress & Update your Ordinances

Allow legal non-conforming lots to have the ability to build a duplex or walk up flat if the district standards are met (setbacks, lot coverage, floor area ratio, etc.)

Require the submission of condominium association documents if units are sold separately.

Recommendations for Building Design of Duplex

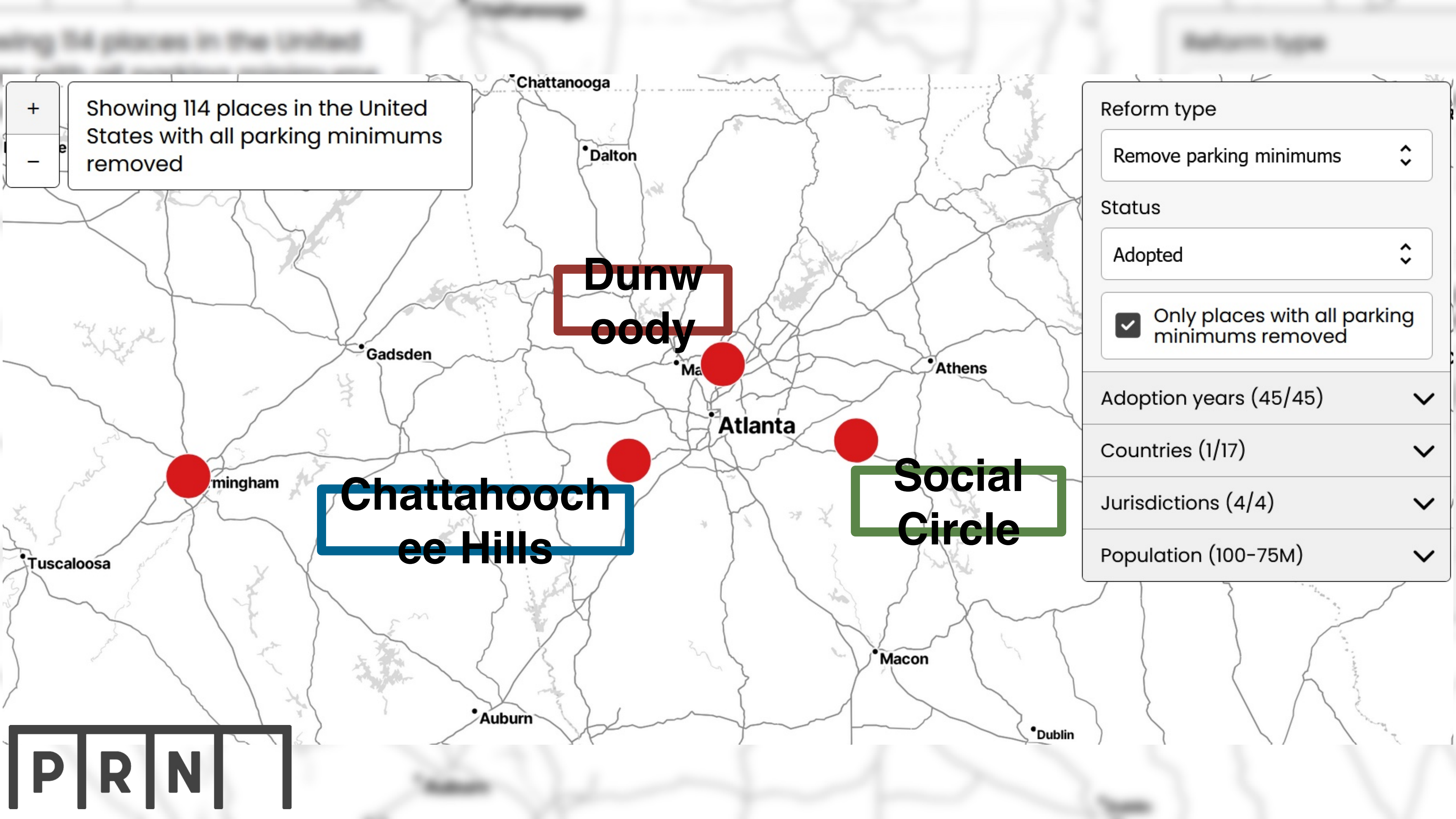
- Require both front doors to face the street.
- Further clarify that units have to be vertically or horizontally integrated by living space.



Recommendations for Building Design of Walk Up Flat (3-4 units)

- Require all front doors to face the street.
- Provide allowance for corner lot where 2 front doors can face each street.
- Provide allowance for a single front door or front focal point that provides interior access to all units.
- Further clarify that units have to be vertically and horizontally integrated by living space.





+
-
e

Showing 114 places in the United States with all parking minimums removed

Dunwoody

Chattahoochee Hills

Social Circle

Reform type

Remove parking minimums

Status

Adopted

☒ Only places with all parking minimums removed

Adoption years (45/45)

Countries (1/17)

Jurisdictions (4/4)

Population (100-75M)





An aerial photograph of a city street scene. A red, semi-transparent polygon is overlaid on the image, highlighting a specific area that includes a building and surrounding streets. The text is overlaid on the left side of the image.

29 ON-STREET
570 MARKED PRIVATE
SURFACE
447 MARTA SURFACE
1200 MARTA DECK
~~857 AT&T DECK~~
3103 SPACES

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**UPZ
ONE**

☐

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☐

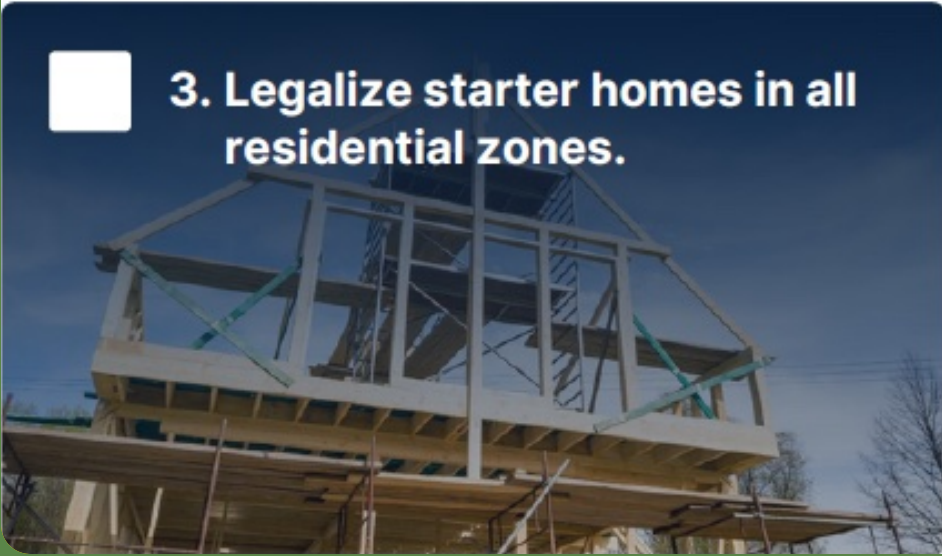
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**HOUSING
RELATED**

☐

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☐

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**CODE
CHANGE
S**

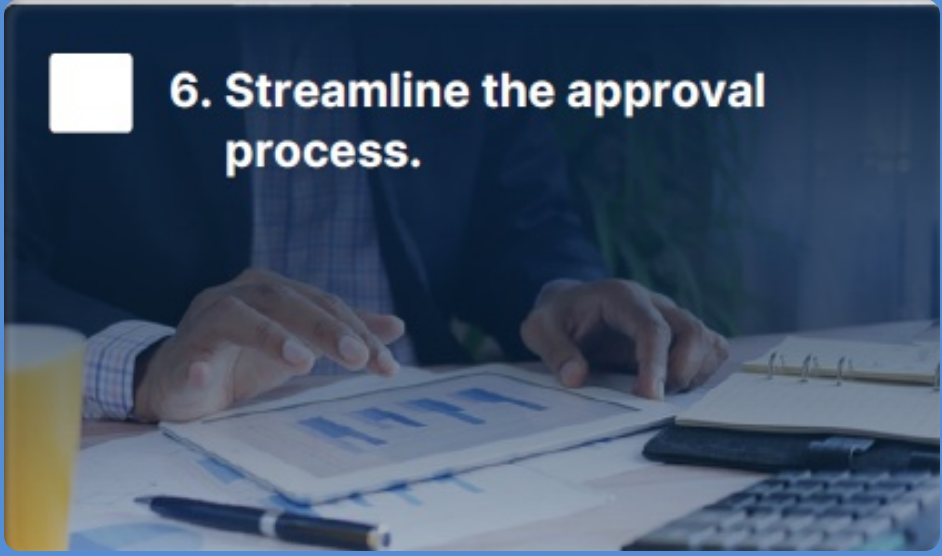
☐

5. Repeal parking mandates for housing.



☐

6. Streamline the approval process.



**BETTER
PROCESS**

THANK YOU!

