

Planning Commission Hearing Date: January 7, 2025
Board of Commissioners Hearing Date: January 23, 2025

STAFF ANALYSIS

CASE NO.:	TA-24-1246761	File ID #: 2023-1466
Address:	County-wide	Commission District: All Districts
Request:	<p>On December 17, 2019, the Board of Commissioners approved a film studio text amendment to the Zoning Ordinance to introduce “film movie, and television production” as a permissible use. The text amendment allowed film studios as a permitted use in OD (Office Distribution) and M (Light Industrial) zoning districts and the Indian Creek Overlay District.</p> <p>In order to expand economic development opportunities for this fast-growing industry in DeKalb County, Commissioner Robert Patrick (District 1) initiated consideration of this text amendment proposal to expand by-right land use options to the C-1 (Local Commercial), C-2 (General Commercial), MU-4 (Mixed-Use High Density), and MU-5 (Mixed Use Very High Density) zoning districts (see attached).</p>	
Applicant/Agent:	Department of Planning & Sustainability	
Sections of the Zoning Ordinance Affected by Amendments:	Sections 27-4.1 Use Table, Section -4.2 Supplemental Use Regulations	

STAFF RECOMMENDATION: WITHDRAWAL WITHOUT PREJUDICE.

Since the film studio text amendment was originally drafted several months ago there have been ongoing technological, economic, and workforce changes in the film studio industry that include broader shifts in the media landscape including music and the gaming sector. Such changes are currently addressed in the amendment and are already permitted under existing zoning “uses” such as Office and/or Radio Broadcasting Studios which broadly encompass music and podcasting studios. However, the permitting and further definition of large-scale studios and related accessory uses will be comprehensively addressed in the Zoning Rewrite set to begin in early 2025. Therefore, it is the recommendation of the Planning & Sustainability Department that the application be *“Withdrawn without prejudice”*.

ADOPTED by the DeKalb County Board of Commissioners, this _____ day of 2025.

MICHELLE LONG SPEARS

Presiding Officer
Board of Commissioners
DeKalb County, Georgia

APPROVED by the Chief Executive Officer of DeKalb County, this _____ day of 2025.

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:

CEDRIC HUDSON

Director, Planning and Sustainability
DeKalb County, Georgia

VIVIANE H. ERNSTES

County Attorney
DeKalb County, Georgia