



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500

Decatur, GA 30030

(404) 371-2155 / plandev@dekalbcountyga.gov

Planning Commission Hearing Date: March 2, 2021
Board of Commissioners Hearing Date: March 25, 2021

TEXT AMENDMENT ANALYSIS

AGENDA NO.: D3 **ZONING CASE NO.:** TA-21-1244279 **COMMISSION DISTRICTS:**
Countywide

APPLICANT: Department of Planning & Sustainability

SECTIONS OF ZONING ORDINANCE AFFECTED BY AMENDMENTS: CHAPTER 27, SECTION 4.2.60 (SUPPLEMENTAL REGULATIONS) TO ADD REGULATIONS TO ADDRESS SMALL BOX DISCOUNT STORES, SECTION 9.1.3 (DEFINED TERMS) TO CREATE A DEFINITION FOR SMALL BOX DISCOUNT STORE, AND TO AMEND SECTION 4.1.3 (USE TABLE) PERTAINING TO SMALL BOX DISCOUNT STORES.

REASON FOR REQUEST:

Moratoria passed by the DeKalb County Board of Commissioners in December 2019, January 2020, October 2020, and January 2021, temporarily prohibits the establishment of any new, small box discount stores in the unincorporated areas of DeKalb County. The initial moratorium—and subsequent extensions—initiated the process of studying the effects of small box discount stores on the health, safety, and welfare of County residents and businesses. Staff contracted with Georgia State University to perform the requisite study. Examination of the research findings continues.

Based on the findings along with receipt of policy direction from the Board of Commissioners, the text amendment process will be initiated with the Board of Commissioners in March. Further consideration by the public, community councils, and Planning Commission will be arranged in March/April, followed by adoption by the Board of Commissioners this spring.

RECOMMENDATION(S):

Planning Department: Full-cycle deferral

Planning Commission: Two full cycle deferrals with the condition that the small discount box store study from Georgia State University be sent to all Community Council, Planning Commission and Board of Commission members and made available to the public once it has been received.

Community Council:

- CC-1: Approval (of proposed timetable) 3-0-0.
- CC-2: No action taken.
- CC-3: Deferral 8-0-0.
- CC-4: Deferral 11-0-0.
- CC-5: Deferral 9-0-0.



DeKalb County
GEORGIA

Small Box Discount Store Text Amendment Process

February 2021 Community Council Meetings



Small Box Discount Store Text Amendment Process

Moratorium extended

Board of Commissioners (1-26-21)
extended the moratorium to **April 30, 2021**

Text Amendment Preparation

Planning, Economic Development, &
Community Services (PECS) Committee

Legislative Adoption

Planning Commission
Board of Commissioners adoption

JANUARY

FEBRUARY

MARCH

APRIL

MAY

Small Box Report

GSU prepared report to be distributed to
the Board of Commissioners for review

Legislative Cycle Begins

Community council meetings
Moratorium extension