

Agenda Item

File ID: 2020-1175

Substitute

5/25/2021

Public Hearing: YES NO

Department: Planning and Sustainability

SUBJECT:

COMMISSION DISTRICTS: 3 & 6

SECTION 27-3.39.3 (PERMITTED USES AND STRUCTURES –BOULDERCREST OVERLAY DISTRICT LAND USE TABLE), SECTION 27-9.1.3 (DEFINITIONS), SECTION 27-3.39.8 (SUPPLEMENTAL REGULATIONS—BOULDERCREST OVERLAY DISTRICT)

Petition No.: TA-20-1244234 2020-1175

Proposed Use: N/A

Location: N/A

Parcel No.: N/A

Information Contact: John Reid

Phone Number: 404-275-3944

PURPOSE:

The Bouldercrest-Cedar Grove-Moreland Overlay District establishes standards and procedures that apply to any development, use, alteration, or redevelopment on any lot or portion thereof within its boundaries. The overlay district takes precedence over the underlying zoning district regulations. The intent of these text amendments is to enhance the long-term economic viability of the overlay district while protecting surrounding properties.

RECOMMENDATION:

COMMUNITY COUNCIL: Denial

PLANNING COMMISSION: Withdrawal

PLANNING STAFF: 30-day deferral

PLANNING STAFF ANALYSIS: The proposed amendments included changes to the land use table (See attached *Land Use Table*) and to the development standards. The proposed amendments primarily impact Tiers 2, 4, and 4a which are the industrial/heavy commercial tiers of the overlay district. Tier 2. Tier 4(a) is the industrial area along the east side of I-675 and south of Henrico Road, and is only separated from the single-family residential areas to the east by an existing Georgia Power Overhead Utility Easement. Therefore, land uses and development standards should be more stringent in this tier. To help ensure compatibility with the nearby residential areas, there are several nonresidential land uses that are proposed to be changed to either prohibited uses or uses that require a SLUP. Tier 4 (including “Gateway 2” and “Corridor 2”) is the existing industrial zoned area along Moreland Avenue that contains auto and truck-related businesses as well as warehousing and light manufacturing uses, and the intent of this tier is to encourage the redevelopment of industrial properties at higher design standards. While most properties in Tier 4 are located west of Interstate 675, there is a small portion of Tier 4 on the east side of that interstate that abuts residential zoning. All land uses in Tier 4 that are currently permitted, but abut residential zoning on the east side of Interstate 675, are now proposed to require a SLUP to ensure compatibility with nearby residential areas. Additionally there are proposed changes to the development

standards to help enhance future economic development opportunities within this industrial tier which include but are not limited to increased building height, decreased required open space, increased maximum lot coverage, and eliminating the requirement for tree islands in the middle of truck parking lots since such trees islands would likely be damaged by semi-trailer trucks trying to maneuver and back in and out of parking spaces. Perimeter parking lot landscaping is still required to maintain an attractive appearance for properties in the overlay district. Tier 2 is a moderate-intensity, light industrial-zoned area centered at the Moreland Avenue and Cedar Grove Road intersection which contains many auto and truck-related businesses. This tier does not abut any residential zoning or land use. Heavy construction contractors, special-trade contractors, and multi-story and mini-self-storage are proposed to be changed from prohibited to permitted land uses since Tier 2 does not abut residential areas. Definitions and supplemental regulations for *Self-storage mini* (one-story with exterior access) and *Self-storage multi* (multi-story accessed only from the interior) are also being created to apply county-wide and include, but are not limited to architectural standards and required landscape buffers. Major and minor truck repair land categories along with Supplemental Regulations have also been created to address the repair of semi-trailer trucks. Additionally, there are proposed changes to the development standards to help enhance future economic development opportunities as noted for Tier 4 above. There are no proposed changes to Tier 5 which is the residential tier. There are only minor changes proposed for Tiers 1 and 3. For land uses in Tiers 1 and 3 that are currently permitted by right and abut single-family residential zoning or use, then in those situations a Special Land Use Permit (SLUP) would be required. Otherwise, land uses that don't abut residential zoning or use would continue to be permitted by right.

Community Input from Area Residents and Business Organizations:

Planning Department Staff, Commissioners Johnson and Terry, and area resident and business stakeholders (including the Conley Area Business Association (CABA) and Metro South Community Improvement District (CID) have been meeting on a weekly basis for the past several weeks to discuss important topics related to land use and development standards in the Bouldercrest Overlay District. The land use table has been changed to reflect the community consensus of these discussions (See attached *Land Use Table*). The development standards have also been discussed and changes have been proposed by Planning Department to reflect community consensus. However, there are a few remaining proposed changes to the development standards which are still being discussed by stakeholders or still under review by the Planning Department Staff.

Planning Department Recommendation:

During the November 2020 zoning cycle, community members raised a number of code enforcement, traffic/transportation, public safety, and other issues in addition to a much wider assortment of concerns regarding then Bouldercrest Overlay District zoning standards than were initially raised by Staff. In response to community concerns, staff elected to defer continued deliberation of the proposed text amendments and recommended full cycle deferral to both Planning Commission and the Board of Commissioners. At the March Board of Commissioners meeting, this agenda item was deferred until May 25th to allow the opportunity for continued discussion among residential and business community stakeholders to reach consensus on land use and development standards of the Bouldercrest Overlay District.

The land use table has been changed to reflect the community consensus of these discussions over the past several weeks (See attached Land Use Table). The development standards have also been discussed and changes have been proposed by Planning Department to reflect community consensus. However, there are a few remaining proposed changes to the development standards which are still being discussed by stakeholders and/or still under review by the Planning Department Staff. Therefore, it is the recommendation of the Planning & Sustainability Department that the request be deferred for 30 days to allow completion of the development standards and the finalization of the Land Use Table regarding legal formatting requirement.

PLANNING COMMISSION VOTE: 9-0-0. Withdrawal.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Denial 6-1-0. The Community Council (District 3) considers the changes proposed in the text amendment to be detrimental to the residential neighborhoods in the Bouldercrest-Cedar Grove-Moreland Overlay District.

AN ORDINANCE

AN ORDINANCE TO AMEND CHAPTER 27, ARTICLES 3 AND 9, OF THE CODE OF DEKALB COUNTY, GEORGIA, AS REVISED 1988, PERTAINING TO THE BOULDERCREST-CEDAR GROVE-MORELAND OVERLAY DISTRICT, TO ADOPT RELATED DEFINITIONS, AND FOR OTHER PURPOSES.

WHEREAS, on March 26, 2013, the DeKalb County Board of Commissioners enacted the Bouldercrest-Cedar Grove-Moreland Overlay District (the “District”) for the purpose of protecting the health, safety and welfare of persons and the value of property within and around the District; and

WHEREAS, certain uses in various Tiers of the District have proven contrary to the District’s objectives of protecting the health, safety and welfare of persons and the value of property within and around the District; and

WHEREAS, the DeKalb County Board of Commissioners therefore seeks to amend the uses allowed in various Tiers of the District, to implement supplemental regulations relating to certain uses within the District, and to add related definitions to Article 9 of Chapter 27; and

NOW, THEREFORE, BE IT ORDAINED by the DeKalb County Board of Commissioners, and it is hereby ordained by the authority of the same, that Chapter 27, Articles 3 and 9 of the Code of DeKalb County, as Revised 1988, is hereby amended as follows:

PART I. ENACTMENT

By amending the Bouldercrest-Cedar Grove-Moreland Overlay District Table of Uses to read as follows:

* * *

**BOULDERCREST-CEDAR GROVE-MORELAND OVERLAY DISTRICT
TABLE OF USES**

LEGEND:
 YES = Permitted Use
 YES* = Permitted Use by right except when: east of Interstate 675 AND directly adjacent to Tier 5, a single-family residential use, or underlying single-family residential zoning; exceptions must be requested via Special Land Use Permit (SLUP) from the DeKalb County Board of Commissioners.
 NO = Prohibited Use
 SP = Allowed with Special Land Use Permit ("SLUP") Granted by the DeKalb County Board of Commissioners
 SA = Allowed With Special Administrative Permit from the Director of the Department of Planning and Sustainability
 MX = Mixed Use Development

DESCRIPTION OF USES:	TIER 1 GATEWAY 1	TIER 2	TIER 3	TIERS 4 & 4A. GATEWAY 2 CORRIDOR 2	TIER 5 CORRIDOR 1
MIXED USE DEVELOPMENT					
Mixed use development (MX) shall include two or more different uses that include both permitted primary residential and nonresidential uses with residential not to exceed seventy percent (70%) of the total development floor area in a single structure.	YES YES*	NO	YES YES*	NO	NO
AGRICULTURAL					
<i>AGRICULTURE & FORESTRY:</i>					
Agricultural produce stand, off-site	SA	SA	SA	YES*/4a SP	NO
Agricultural produce stand, on-site	NO	NO	NO	NO	NO

Agricultural crop production, processing and product storage	NO	NO	NO	NO	NO
Commercial greenhouse or plant nursery	NO	YES	NO	YES YES*/4a-SP	NO
Community garden	SA	SA	SA	NO	SA
Temporary or portable sawmill	NO	NO	NO	NO	NO
<i>ANIMAL ORIENTED AGRICULTURE:</i>					
Dairy	NO	NO	NO	NO	NO
Grazing and pastureland	NO	NO	NO	NO	NO
Keeping of livestock	NO	NO	NO	NO	NO
Keeping of poultry/pigeons	NO	NO	NO	NO	NO
Kennels (Commercial)	NO	NO	NO	NO	NO
Kennels (Non-commercial)	NO	NO	NO	NO	NO
Livestock sales pavilion	NO	NO	NO	NO	NO
Riding academies and stables	NO	NO	NO	NO	NO
RESIDENTIAL					
<i>DWELLINGS:</i>					
Dwelling, cluster home	YES YES*	NO	YES YES*	NO	NO
Dwelling, mobile home	NO	NO	NO	NO	NO
Dwelling, multi-family	YES	NO	NO/unless MX, IF MX	NO	NO

	YES*		ABUTS SINGLE- FAMILY ZONING THEN SLUP REQUIRED		
Dwelling, multi-family age restricted, 55 and over	YES YES*	NO	YES YES*	NO	NO
Dwelling, multi-family supportive living	YES YES*	NO	YES YES*	NO	NO
Dwelling, single-family (accessory, owner-occupied additional dwelling)	YES YES*	NO	YES YES*	NO	NO
Dwelling, single family (attached)	YES YES*	NO	YES YES*	NO	NO
Dwelling, single-family (detached)	NO	NO	NO	NO	YES
Dwelling, three family	NO	NO	NO	NO	NO
Dwelling, two-family	NO	NO	NO	NO	NO
High-rise apartment	NO	NO	NO	NO	NO
Home occupation (type I) - No customer contact	YES YES*	NO	YES YES*	NO	YES
Home occupation (type II) - Customer contact	YES YES*	NO	YES YES*	NO	SP
Live work unit	YES YES*	NO	YES YES*	NO	NO
Mobile home park	NO	NO	NO	NO	NO

<i>LODGING:</i>					
Bed & breakfast inn	YES YES*	NO	YES YES*	NO	SP
Boarding/rooming house	NO	NO	NO	NO	NO
Convents and monasteries	NO	NO	NO	NO	NO
Dormitory	NO	NO	NO	NO	NO
Extended stay hotel/motel	NO	NO	NO	NO	NO
Fraternity house or sorority house	NO	NO	NO	NO	NO
Home stay bed and breakfast	YES YES*	NO	YES YES*	NO	NO
Hotel/Motel with exterior access to rooms	NO	NO	NO	NO	NO
Hotel/Motel with only interior access to rooms	YES YES*	YES	NO	YES YES*/4a-SP	NO
Nursing or convalescent home/hospice	YES YES*	NO	NO	NO	NO
Personal care home, community	NO	NO	NO	NO	NO
Personal care home, group	NO	NO	NO	NO	NO
Senior housing	YES YES*	NO	YES YES*	NO	NO
Shelter for homeless persons	NO	NO	NO	NO	NO
Shelter for homeless persons for no more than six (6) persons	NO	NO	NO	NO	NO

Transitional housing facility	NO	NO	NO	NO	NO
Transitional housing facility for no more than six (6) persons	NO	NO	NO	NO	NO
INSTITUTIONAL/PUBLIC					
<i>COMMUNITY FACILITIES:</i>					
Cemetery, columbarium, mausoleum	NO	NO	NO	NO	NO
Coliseum or stadium/gymnasium	NO	NO	NO	NO	NO
Fraternal club or lodge	YES YES*	YES	NO	NO	NO
Funeral home, mortuary	YES YES*	NO	NO	NO	NO
Golf course and clubhouse, public and private	NO	NO	NO	NO	NO
Hospital and accessory ambulance service	YES YES*	YES	NO	NO	NO
Library	YES YES*	NO	YES YES*	NO	NO
Museums and cultural facilities	YES YES*	NO	YES YES*	NO	NO
Neighborhood recreation club (center-pool allowed)	YES YES*	NO	YES YES*	NO	NO
Non-commercial clubs or lodge (except fraternal club or lodge)	NO	NO	NO	NO	NO

Parks and open space	YES YES*	YES	YES YES*	YES YES*/4a-SP	NO
Post Office	YES YES*	YES	YES YES*	NO	NO
Places of worship	SP SP	SP YES	SP	NO YES*/4a- NO	NO
Recreation, outdoor	YES YES*	NO	NO	NO	NO
Swimming pools	YES YES*	NO	YES YES*	NO	YES
Temporary art shows, carnival rides and special events of community	SA	SA	SA	SA	NO
Temporary outdoor social, religious, entertainment or recreation activity	SA	SA	SA	SA/4a-NO	NO
Temporary rodeos, horse shows, carnivals, athletic events and community fairs	SA	SA	NO	SA	NO
Tennis courts and other play and recreation areas, public	YES YES*	NO	YES YES*	NO	YES
<i>EDUCATION:</i>					
Colleges, universities (research and training facilities) and accessory dormitories	YES YES*	YES	NO	NO	NO

Private kindergarten, elementary middle and high schools	YES YES*	NO	YES YES*	NO	NO
Specialized degree or non-degree school focusing on fine arts and culture, to include ballet, music, martial arts and sports	YES YES*	NO	YES YES*	NO	NO
Vocational and specialized schools	YES YES*	YES	YES YES*	YES YES*/4a-SP	NO
COMMERCIAL					
<i>AUTOMOBILE, BOAT AND TRAILER SALES AND SERVICE:</i>					
Automobile and truck rental and leasing facilities	NO	YES	NO	#VALUE! YES*/4a-NO	NO
Automobile/truck broker, office only (duplicate, is now listed under office uses)	YES	YES	YES	YES	NO
Automobile/truck parking lots or parking garages, commercial (duplicate, is now listed under commercial parking lot)	NO	YES	NO	YES*/4a-SP	NO
Automobile/truck repair and maintenance (minor)	SP	SP	NO	YES/4a NO YES*/4a NO	NO
Automobile repair and paint (major)	NO	SP	NO	YES/4a NO YES*/4a NO	NO
Automobile sales and truck sales (new and used dealerships)	NO	YES	NO	YES/4a NO YES*/4a NO	NO
Automobile service stations, including gasoline sales (Removed since this use is already accounted for under "Convenience	SP	SP	SP	YES	NO

Store” land use category under Retail Heading)					
Automobile upholstery shop	NO	YES	NO	YES YES*/4a-SP	NO
Automobile wash/wax centers	YES YES*	YES	NO	YES YES*/4a-SP	NO
Boat sales	NO	YES	NO	YES YES*/4a-SP	NO
Retail automobile parts and tire store	YES YES*	YES	NO	YES YES*/4a-SP	NO
Self-service car wash and detailing	NO	NO	NO	NO	NO
Tire store where the majority of the tires offered for sale are used tires	NO	NO	NO	NO	NO
Trailer salesroom and sales lot	NO	YES	NO	YES/4a-NO YES*/4a NO	NO
Truck repair, major	NO	NO SP	NO	YES/4a NO YES*/4a NO	NO
Truck stop, service station including sales of gasoline-(Duplicate; this use is listed under the Industrial Land Use Heading)	NO	SP	NO	YES/4a-NO	NO
OFFICE:					
Accounting office	YES YES*	YES	YES YES*	YES YES*	NO

Building and construction office, including offices for general, heavy and special-trade contractors (Duplicate--Heavy and Special Trade Contractors are listed under Industrial land use category)	YES YES*	YES	YES YES*	YES YES*	NO
Engineering and architecture office	YES YES*	YES	YES YES*	YES YES*	NO
Finance office	YES YES*	YES	YES YES*	YES YES*	NO
Insurance office	YES YES*	YES	YES YES*	YES YES*	NO
Legal office	YES YES*	YES	YES YES*	YES YES*	NO
Medical office	YES YES*	YES	YES YES*	YES YES*	NO
Real estate office	YES YES*	YES	YES YES*	YES YES*	NO
General Office	YES*	YES	YES*	YES*	NO
Auto Brokerage Office	YES*	YES	YES*	YES*	NO
Auto Internet Sales Office	YES*	YES	YES*	YES*	NO
Brokerage Office	YES*	YES	YES*	YES*	NO
Finger Printing Office	YES*	YES	YES*	YES*	NO
Hair Follicle Testing Office	YES*	YES	YES*	YES*	NO

Logistics Office	YES*	YES	YES*	YES*	NO
Truck Brokerage Office	YES*	YES	YES*	YES*	NO
Truck Parking Office	YES*	YES	YES*	YES*	NO
Trucking Office	YES*	YES	YES*	YES*	NO
<i>RECREATION AND ENTERTAINMENT:</i>					
Adult entertainment establishments	NO	NO	NO	NO	NO
Adult service facility	NO	NO	NO	NO	NO
Drive-in theater	NO	NO	NO	NO	NO
Fairground and amusement park	NO	NO	NO	NO	NO
Indoor recreation (bowling alleys, movie theaters & other activities wholly indoors)	YES YES*	YES	YES YES*	YES YES*/4a-SP	NO
Nightclub and/or late night establishment	NO	NO	NO	NO	NO
Special events facility	YES YES*	NO	SP	NO	NO
Theaters, assembly or concert halls, or similar entertainment within enclosed building	YES YES*	NO	YES YES*	NO	NO
<i>RETAIL:</i>					
Adult materials	NO	NO	NO	NO	NO
Apparel and accessories store	YES*	YES	YES*	NO	NO
Art gallery and art supply store and art theatre	YES*	YES	YES*	NO	NO

Book, greeting card, and stationery store	YES*	YES	YES*	NO	NO
Camera and photographic supply store	YES*	YES	YES*	NO	NO
Commercial greenhouse or plant nursery (This is a Duplicate; use is listed under the Agriculture and Forestry Heading)	YES	YES	NO	NO	NO
Computer and computer software store	YES*	YES	YES*	NO	NO
Convenience store	YES*	YES	YES*	<u>YES*/4a</u> <u>NO</u>	NO
Drive-through facilities	SP	SP	NO	NO	NO
Farm and garden supply store	YES*	YES	YES*	NO	NO
Farmer's market, permanent	YES*	NO	NO	NO	NO
Farmer's market, temporary	SA	NO	SA	NO	NO
Florist	YES*	YES	YES*	NO	NO
Food stores, including bakeries	YES*	YES	YES*	NO	NO
Fuel dealers, manufacturers and wholesalers	NO	YES	NO	YES*/NO 4a	NO
General merchandise store	YES*	YES	YES*	NO	NO
Gift, novelty and souvenir store	YES*	YES	YES*	NO	NO
Gold and precious metal buying establishments	NO	NO	NO	NO	NO
Grocery stores including bakery	YES*	YES	YES*	YES*	NO

Hardware store and other building materials (larger = > 25,000 square feet of floor area)	YES*	YES	NO	YES*/4a SP	NO
Hardware store and other building materials (neighborhood under 25,000 square feet of floor area)	YES*	YES	YES*	YES*/4a SP	NO
Hobby, toy and game store	YES*	YES	YES*	NO	NO
Jewelry store	YES*	YES	YES*	NO	NO
Music and music equipment store (retail)	YES*	YES	YES*	NO	NO
News dealer and newsstand	YES*	YES	YES*	NO	NO
Office supplies and equipment store	YES*	YES	YES*	NO	NO
Outdoor open sales and flea market	NO	NO	NO	T4-YES*/4a-NO	NO
Paint, glass and wallpaper store	YES*	YES	YES*	YES	NO
Pawn shop, title loan	NO	SP	NO	NO/G2-SP	NO
Pet supply store	YES*	YES	YES*	NO	NO
Pharmacy and drug store	YES*	YES	YES*	NO	NO
Radio, television and consumer electronics store	YES*	YES	YES*	NO	NO
Retail automobile parts and tire store	YES*	YES	YES*	NO	NO
Retail, large scale at least 75,000 square feet (see also shopping center)	SP	NO	NO	NO/G2 YES*	NO
Retail liquor store	SP	SP	NO	NO/G2-SP	NO
Retail warehouses/wholes providing sales of merchandise with no outdoor storage	NO	YES	NO	NO/G2, 4a T4-YES*	NO

Shopping center	YES*	YES	YES*	NO	NO
Specialty store	YES*	YES	YES*	NO	NO
Sporting goods and bicycle sale	YES*	YES	YES*	NO	NO
Telephone, retail and/or business office	YES*	YES	YES*	YES*/4a-SP	NO
Temporary outdoor sales of merchandise as an accessory to on-site principal use	SA	SA	SA	SA	NO
Temporary outdoor sales of Christmas trees, pumpkins or other seasonal sales	SA	SA	SA	SA	NO
Thrift and consignment store, which is an establishment selling pre-owned	NO	NO	NO	NO	NO
Trade shops, including electrical, plumbing, heating/cooling, and roofing/siding, having no outside storage	YES*	YES	NO	YES*/4a-SP	NO
Variety store	YES*	YES	YES*	NO	NO
Video tape sales and rental store	NO	NO	NO	NO	NO
<i>RESTAURANTS/FOOD ESTABLISHMENTS:</i>					
Brewpub	YES*	YES	YES*	SP	NO
Catering establishments	YES*	YES	NO	YES*/4a-SP	NO
Restaurants (non-drive-through)	YES*	YES	YES*	YES*/4a-SP	NO
Restaurants with a drive-through configuration	SP	SP	NO	SP	NO
<i>TRANSPORTATION AND STORAGE:</i>					
Bus and rail stations and terminals for passengers, publicly owned and run	YES*	SP	NO	YES*/4a NO	NO

Heliport	SP	SP	SP	SP	NO
Parking, commercial lot	NO	YES	NO	YES*/4a- NO	NO
Parking, commercial garage	NO	NO	NO	NO	NO
Taxi stand and dispatching office with no permanent car storage	NO	YES	NO	YES*/4a-SP	NO
Taxi stand and dispatching office with permanent car storage	NO	YES	NO	YES*/4a- NO	NO
<i>SERVICES:</i>					
Adult day care center	NO	NO	NO	NO	NO
Adult day care facility	YES*	NO	YES*	NO	NO
Animal hospitals, veterinary clinic, boarding, with indoor runs only	YES*	YES	YES*	YES*/4a-SP	NO
Animal shelter/rescue center	NO	NO	NO	NO	NO
Banks, credit unions and other similar financial institutions	YES*	YES	YES*	YES	NO
Barbers shop, beauty salon, nail salon and day spa	YES*	NO	YES*	YES*	NO
Health spa	YES*	NO	YES*	YES*	NO

Breeding kennel	NO	NO	NO	NO	NO
Check cashing establishment Primary	NO	SP	NO	NO	NO
Child caring institution, group	NO	NO	NO	NO	NO
Child day care center (Kindergarten)	YES*	YES	YES*	NO	NO
Child day care facility	YES*	YES	YES*	NO	NO
Child caring institution, community	NO	NO	NO	NO	NO
Coin laundry/self-service laundry, only with hours 7:00 a.m.-10:00 p.m. & attendant on duty	SP	SP	NO	NO	NO
Dog day care, indoor runs only	YES*	YES	YES*	YES*/4a-SP	NO
Dog grooming, indoor runs only	YES*	YES	YES*	YES*/4a-SP	NO
Dry cleaning agencies, pressing establishments, and laundry pick-up service	YES*	YES	YES*	NO	NO
Fitness center	YES*	YES	YES*	NO	NO
Kennel (commercial)	NO	NO	NO	NO	NO
Landscape business	NO	YES	NO	YES*/4a-SP	NO
Personal services establishment	NO	NO	NO	NO	NO
Photoengraving, typesetting, electrotyping	NO	YES	NO	YES*/4a-SP	NO
Photographic studios	YES*	YES	YES*	NO	NO
Plumbing, heating and air-conditioning equipment establishments, and other contractors having no outdoor storage	YES*	YES	NO	YES*/4a-No	NO

Production studio for movie, television and/or music	NO	YES	NO	YES*/4a-SP	NO
Publishing and printing establishments	YES*	YES	YES*	YES*/4a-SP	NO
Tattoo establishment	NO	NO	NO	NO	NO
Quick copy, printing store	YES*	YES	YES*	NO	NO
<i>SERVICES, MEDICAL AND HEALTH:</i>					
Ambulance service and emergency medical services, private	YES*	YES	NO	YES*/4a-NO	NO
Blood collection center, donation only	YES*	NO	NO	NO	NO
Health services clinic	YES*	YES	YES*	YES*/4a-SP	NO
Home healthcare service	YES*	NO	YES*	NO	NO
Kidney dialysis center	YES*	NO	NO	NO	NO
Medical and dental laboratories	YES*	YES	NO	YES*/4a-SP	NO
<i>SERVICES, REPAIR:</i>					
Furniture upholstery and repair shop, home appliance repair and service, with no outdoor storage or display	YES*	YES	NO	YES*/4a-SP	NO
Personal service, repair (watch and jewelry), with no outdoor storage	YES*	YES	YES*	NO	NO
INDUSTRIAL					

Alcohol or alcoholic beverage manufacturing, providing noise and odors are restricted per zoning and environmental codes	NO	YES	NO	YES*/4a-SP	NO
Automobile and truck manufacturing	NO	YES	NO	NO/T4-YES*	NO
Biomedical waste disposal facility, disposal facility, landfill, materials recovery center, solid waste landfill, private industry solid waste disposal facility, recovered materials processing facility, solid waste handling facility, solid waste thermal treatment technology facility, and disposal facility for hazardous and/or toxic materials including radioactive materials	NO	NO	NO	NO	NO
Brick, clay, tile or concrete products, terracotta manufacturing	NO	NO	NO	NO/T4-YES*	NO
Building materials and lumber supply establishment	YES*	YES	NO	YES*/4a-SP	NO
Cement, lime, gypsum or plaster of Paris manufacturing	NO	NO	NO	NO	NO
Chemical manufacture, organic or inorganic	NO	NO	NO	NO	NO
Contractor, general	NO	YES	NO	YES*/4a-SP	NO
Contractor, heavy construction	NO	YES	NO	YES*/4a-SP	NO
Contractor, special trade (e.g. plumbing, painting, carpentry, roofing, electrical, and other similar trades)	NO	YES	NO	YES*/4a SP	NO
Crematoriums	NO	NO	NO	NO/T4-	NO

				T4- YES*/T4a- NO	
Distillation of bones and glue manufacture	NO	NO	NO	NO	NO
Dry cleaning plant	NO	YES	NO	YES*/4a-SP	NO
Dye works	NO	NO	NO	NO	NO
Explosive manufacture or storage	NO	NO	NO	NO	NO
Fabricated metal manufacture	NO	YES	NO	YES*/4a-SP	NO
Fat rendering and fertilizer manufacture	NO	NO	NO	NO	NO
Fuel and ice dealers, manufacturers and wholesalers	NO	YES	NO	YES*/4a-SP	NO
General aviation airport	NO	NO	NO	NO	NO
Heavy equipment repair service	NO	NO	NO	NO/T4- YES*	NO
Ice manufacturing plant	NO	YES	NO	YES*/4a-SP	NO
Incidental retail sales of goods produced and processed on the premises	YES*	YES	YES*	YES*/4a-SP	NO
Incineration of garbage or refuse when conducted within an enclosed plant	NO	NO	NO	NO	NO
Industrial establishments engaged in the manufacturing, processing, creating, repairing, renovating, painting, cleaning or assembly of goods, merchandise or equipment, or the wholesale or distribution of said goods, merchandise or equipment	NO	YES	NO	YES*/4a-SP	NO

Industrial or business service activities which utilize, manufacture or process radioactive materials which emit or could emit radioactive levels of one thousand (1,000) curies or more and are licensed by the radiological health division of the Georgia Department of Human Resources	NO	NO	NO	NO	NO
Intermodal freight terminal, bus or rail freight or passenger terminal, or truck terminal	NO	SP	NO	YES*/4a-NO	NO
Leather manufacturing and processing	NO	NO	NO	NO	NO
Light malt beverage manufacturer	NO	YES	NO	YES*/4a-SP	NO
Light manufacturing establishment	NO	YES	NO	YES*/4a-SP	NO
Manufacturing operations not housed within a building	NO	NO	NO	NO/T4-YES*	NO
Mines and mining operations, quarries, asphalt plants, gravel pits and sand pits	NO	NO	NO	NO	NO
Mini-warehouse and storage buildings, with only inside access to storage units and only if climate-controlled <u>Self-storage/multi</u>	YES*	YES	NO	YES*/4a SP	NO
<u>Self-storage/mini</u>	NO	YES	NO	YES*/4a NO	NO
Paper and pulp manufacture	NO	NO	NO	NO	NO
Petroleum or Inflammable liquids production, refining	NO	NO	NO	NO	NO

Railroad car classification yards and team truck yards	NO	NO	NO	NO	NO
Recycling plant, indoor	NO	NO	NO	YES*/G1-NO/4a-SP	NO
Recycling plant with any outdoor activities or outdoor storage	NO	NO	NO	T4-SP/4a-NO	NO
Repair and manufacture of clocks, watches, toys, novelties, electrical appliances, electronic devices, light sheet metal products, mining equipment, machine tools, and machinery not requiring the use of press punch over 100 tons rated capacity or drop hammer	NO	YES	NO	YES*/4a-SP	NO
Research, experimental or testing laboratories	NO	SP	NO	YES*/4a-SP	NO
Rubber and plastics manufacture	NO	NO	NO	NO	NO
Salvage yard (Junkyard)	NO	NO	NO	NO	NO
Smelting of copper, iron, zinc or ore	NO	NO	NO	NO	NO
Storage yard	NO	NO	NO	T4-SP/4a-NO	NO
Storage yard for damaged or confiscated vehicles	NO	NO	NO	NO	NO
Sugar refineries	NO	NO	NO	NO	NO
Tire retreading & recapping establishment with NO outdoor storage	NO	YES	NO	T4-YES*/4a-NO	NO

Towing and wreckage service if wrecked/non-running vehicles are at rear of property, storage area is no greater than ½ acre, and wrecked/non-running vehicles must be screened from public view behind a fence	NO	SP	NO	SP	NO
Transportation equipment manufacture	NO	NO	NO	SP	NO
Transportation equipment storage and maintenance (vehicle) if wrecked/non-running vehicles are at rear of property, storage area is no greater than ½ acre in Tier 2, and wrecked/non-running vehicles must be screened from public view behind a fence	NO	SP	NO	YES*/4a-No	NO
Truck stop or terminal (Truck Terminal is separate use and different from Truck Stop; is eliminated from this land use category and shown as its own land use category in row below)	NO	YES	NO	YES*/4a-NO	NO
Truck Terminal	NO	YES	NO	YES*/4a-NO	NO
Waste oil transfer station, applicant must present a plan showing antipollution safeguards that satisfy the Commission	NO	NO	NO	NO/T4-SP	NO
Warehousing and storage	NO	YES	NO	YES*/4a-SP	NO
COMMUNICATION-UTILITY					
Amateur radio service and antenna	YES*	YES	NO	YES*/4a-SP	NO
Communication equipment and temporary utility structures	SA	SA	SA	SA	NO

Electric transformer station, gas regulator station and telephone exchange	NO	NO	NO	T4-YES*/4a-NO	NO
Public utility facilities	NO	NO	NO	YES*/4a-SP	NO
Radio and television broadcasting studio	YES*	YES	NO	YES*/4a-SP	NO
Radio and television broadcasting transmission	SP	SP	NO	SP	NO
Telecommunications facility/tower and alternative antenna	SP	SP	SP	T4-YES*/4a-SP	NO
Telecommunications antenna on existing tower	SA	SA	SA	SA	SA
Utility structures for the transmission or distribution of services	SA	SA	SP	T4-YES*/4a-SP	SP

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