



**DeKalb County Department of Planning & Sustainability**

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**Planning Commission Hearing Date: September 9, 2021**

**Board of Commissioners Hearing Date: September 30, 2021**

**TEXT AMENDMENT ANALYSIS**

**AGENDA NO.:** D1      **ZONING CASE NO.:** TA-21-1244279      **COMMISSION DISTRICTS:**  
Countywide

**APPLICANT:** Department of Planning & Sustainability

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**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.

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**REASON FOR REQUEST:**

Moratoria passed by the DeKalb County Board of Commissioners in December 2019, January 2020, October 2020, January 2021, April 2021, and August 24, 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.

In addition to the report, staff will rely upon additional research, community feedback, Planning Commission, the community councils, and the Board of Commissioners to craft appropriate legislative policies.

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**RECOMMENDATION(S):**

**Planning Department:** Full-cycle deferral