



Legislation Details (With Text)

**File #:** 2020-1184      **Version:** 2      **Name:**

**Type:** Ordinance      **Status:** Preliminary Item

**File created:** 9/28/2020      **In control:** Board of Commissioners - Zoning Meeting

**On agenda:** 3/25/2021      **Final action:**

**Title:** COMMISSION DISTRICT(S): All Districts  
Application of the Director of Planning and Sustainability for a text amendment to the Zoning Ordinance, Chapter 27 to amend Section 4.2.35. Mini-warehouse, Section 9.1.3. and Section 4.1 Use Table pertaining to Self-Storage and Mini-warehouse, in all districts of DeKalb County.

**Indexes:**

**Attachments:** 1. TA-20-1244277 Self storage staff report March 2021 BOC

Date	Ver.	Action By	Action	Result
3/25/2021	2	Board of Commissioners - Zoning Meeting	approved	Pass
3/2/2021	2	Planning Commission	approval with modified conditions to read as follows:	Pass
1/28/2021	2	Board of Commissioners - Zoning Meeting	deferred for a full cycle	Pass
1/7/2021	2	Planning Commission	Full cycle deferral per staff recommendation	Pass
11/19/2020	1	Board of Commissioners - Zoning Meeting	Full cycle deferral	Pass
11/5/2020	1	Planning Commission	deferred for two full cycles	Pass

**Public Hearing:** YES  NO       **Department:** Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S): All Districts**  
**Application of the Director of Planning and Sustainability for a text amendment to the Zoning Ordinance, Chapter 27 to amend Section 4.2.35. Mini-warehouse, Section 9.1.3. and Section 4.1 Use Table pertaining to Self-Storage and Mini-warehouse, in all districts of DeKalb County.**

**PETITION NO: D2. TA-1244277 2020-1184**

**PROPOSED USE: Self-storage and Mini-warehouse**

**LOCATION:** County-wide.

**PARCEL NO. :** N/A

**INFO. CONTACT:** Matthew Williams, Zoning Administrator

**PHONE NUMBER:** 404-371-2155

**PURPOSE:**

Application of the Director of Planning and Sustainability for a text amendment to the Zoning Ordinance, Chapter 27 to amend Section 4.2.35. Mini-warehouse, Section 9.1.3. Defined Terms for Self-Storage and Mini-

warehouse, and Section 4.1 Use Table pertaining to Self-Storage and Mini-warehouse. This text amendment is County-wide.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** (February 2021) CC-1 Approval; CC-2 Deferral; CC-3 Deferral; CC-4 Approval; CC-5 Deferral. (December 2020) CC-1 Approval; CC-2 Deferral; CC-3 Approval; CC-4 Approval; CC-5 Deferral. (October 2020) CC-1 Approval; CC-2 Deferral; CC-3 Approval; CC-4 Approval w/conditions; CC-5 Approval

**PLANNING COMMISSION:** (3/2/2021) Approval with Conditions. (1/7/2021) Full Cycle Deferral. (11/5/2020) 2-Cycle Deferral.

**PLANNING STAFF:** Approval.

**STAFF ANALYSIS:** See enclosed staff report for further details.

**PLANNING COMMISSION VOTE:** (3/2/2021) Approval w/Conditions 9-0-0. J. West moved, P. Womack, Jr. seconded for approval w/revisions to the use table, restricting self-storage, mini and multi warehouse to M & M-2 zoning districts. Also, clarify that the SLUP does go before each board (Community Council and Planning Commission) before the Board of Commissioners, as specified in the ordinance. (1/7/2021) Full Cycle Deferral 8-0-0. A. Atkins moved, J. Johnson seconded for a Full Cycle Deferral, per Staff recommendation. (11/5/2020) Two-Cycle Deferral 8-0-0. P. Womack, Jr. moved, V. Moore seconded for a 2-Cycle Deferral to the March 2021 zoning agenda.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** (February 2021) CC-1 Approval 2-0-0; CC-2 Deferral 5-0-0 to add conditions that limit lighting near residential, to limit hours of operation if close to residential, and to remove the possibility of a SLUP from C-1 zoning in Use Table. CC-3 Deferral 6-0-0 Board members discussed the proliferation of self-storage facilities of all sizes in the District. It recommended full cycle deferral to allow time for the Planning staff to research a larger separation distance within District 3 than the proposed County-wide separation of 1,500 feet. CC-4 Approval 11-0-0; CC-5 Deferral 9-0-0; (December 2020) CC-1 Approval 5-0-0; CC-2 Deferral 6-0-0; CC-3 Approval 8-0-0; CC-4 Approval 12-0-1; CC-5 Deferral 9-0-1. (October 2020) CC-1 Approval 2-0-0; CC-2 Deferral 3-0-0; CC-3 Approval 6-0-0; CC-4 Approval with conditions 11-0-0, CC-4 recommended approval with the following modifications: 1) require all self-storage facilities to obtain a Special Land Use Permit; and 2) add language that cut-off light fixtures shall be directed downward; CC-5 Approval 8-0-0.