



DeKalb County Government

Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030

Legislation Details (With Text)

File #: 2020-0610 **Version:** 1 **Name:**
Type: Ordinance **Status:** Preliminary Item
File created: 6/2/2020 **In control:** Board of Commissioners - Zoning Meeting
On agenda: 7/30/2020 **Final action:** 7/30/2020
Title: COMMISSION DISTRICT(S): All Districts
Application of the Director of Planning and Sustainability for a text amendment to revise Section 4.1.3 (Table 4.1 Use Table) to allow veterinary clinics in the MU-4 (Mixed Use- 4) and MU-5 (Mixed Use-5) Districts and Section 4.2 (Supplemental Regulations) of Chapter 27 of the Code of DeKalb County, to reduce impacts of veterinary clinics on surrounding land uses in the MU-1, MU-2, MU-3, MU-4, and MU-5 Districts, and for other purposes.

Indexes:

Attachments: 1. Vet Clinic Ordinance TA-20-1244029 Staff Report, 2. 2020 07.30 Item 2020-0610

Date	Ver.	Action By	Action	Result
7/30/2020	1	Board of Commissioners - Zoning Meeting	approved substitute	Pass
7/21/2020	1	PECS-Planning, Economic Development & Community Services Committee	no official recommendation	
7/7/2020	1	Planning Commission		

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 revise Section 4.1.3 (Table 4.1 Use Table) to allow veterinary clinics in the MU-4 (Mixed Use- 4) and MU-5 (Mixed Use-5) Districts and Section 4.2 (Supplemental Regulations) of Chapter 27 of the Code of DeKalb County, to reduce impacts of veterinary clinics on surrounding land uses in the MU-1, MU-2, MU-3, MU-4, and MU-5 Districts, and for other purposes.

PETITION NO: N13. TA-20-1244029 2020-0610

PROPOSED USE: Text Amendment

LOCATION: County-wide

PARCEL NO. : N/A

INFO. CONTACT: Matthew Williams

PHONE NUMBER: 404-371-2155 X4

PURPOSE:

Application TA-20-1244029 of the Director of Planning and Sustainability for a text amendment to revise Section 4.1.3 (Table 4.1 Use Table) to allow veterinary clinics in the MU-3 (Mixed Use-3), MU-4 (Mixed Use-

4) and MU-5 (Mixed Use-5) Districts, to revise Section 4.2 (Supplemental Regulations) of Chapter 27 of the Code of DeKalb County in order to reduce impacts of veterinary clinics on surrounding land uses in the MU-1, MU-2, MU-3, MU-4, and MU-5 districts, and to revise Section 9.1.3 - Definitions of Chapter 27 of the Code of DeKalb County, and for other purposes.

RECOMMENDATION:

COMMUNITY COUNCIL: District 1: Approval; District 2: Approval as Amended; District 3: Full Cycle Deferral; District 4: Full Cycle Deferral; District 5: Approval as Amended.

PLANNING COMMISSION: Approval.

PLANNING STAFF: Approval.

STAFF ANALYSIS: The purpose of the text amendment is to 1) allow animal hospitals/veterinary clinics in MU-3, MU-4, and MU-5 districts with certain controls to reduce their impacts; and 2) to regulate animal hospitals/veterinary clinics in all districts with such controls. Studies have shown that negative health effects are experienced by residents who are subjected to noise above 50 decibels; thus the maximum allowed noise level in districts MU-3, MU-4, and MU-5 in the proposed supplemental regulations is 50 decibels. The Department of Planning and Sustainability also recommends that the definition of animal hospitals be revised to include animal hospitals that are accessory with or combined with pet supply stores. In addition, the Department of Planning & Sustainability recommends that the size of veterinary clinics in MU-3, MU-4, and MU-5 districts be capped, that services to animals in these districts don't include overnight boarding, and that a dog waste disposal station be provided near the entrance to the facility. The additional proposed supplemental regulations would be added to the supplemental regulations that are already in place for animal hospitals/veterinary clinics.

PLANNING COMMISSION VOTE: Approval 8-0-0. J. West moved and P. Womack, Jr. seconded for approval, as per the Staff recommendation.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: CC1 - Approval 4-0-0; CC2 - Approval 7-0-0; CC3 - Deferral 8-0-0 to allow Planning staff time to conduct additional research on the maximum decibel limit for sound transmission that would protect citizens, as some research indicates that 45 decibels may have harmful effects; **CC4: Deferral 11-0-0** to allow coordination with enforcement personnel to ensure that the text amendment is enforceable; **CC5: Approval w/Condition 8-0-0**, an amendment to include MU-3 District to allow veterinary clinics.