



DeKalb County Government

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

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.