



# DeKalb County Government

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

## Legislation Details (With Text)

**File #:** 2021-2458    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Preliminary Item  
**File created:** 4/7/2021    **In control:** Board of Commissioners - Zoning Meeting  
**On agenda:** 5/27/2021    **Final action:**  
**Title:** COMMISSION DISTRICT(S): 3 & 6  
Application of the Director of Planning and Sustainability for text amendments to the Zoning Ordinance, Chapter 27, to Section 3.33 (I-20 Corridor Compatible Use Overlay District), Section 9.1.3 (Definitions), and to create Section 4.2.59 (Supplemental Regulations) of the DeKalb County Zoning Ordinance relating to Neighborhood Fulfillment Center. This amendment affects Commission Districts 3 and 5 and Super Districts 6 and 7.

### Indexes:

### Attachments:

Date	Ver.	Action By	Action	Result
5/27/2021	1	Board of Commissioners - Zoning Meeting		
5/4/2021	1	Planning Commission	withdrawn without prejudice per staff recommendation	Pass

**Public Hearing:** YES ☒ NO ☐

**Department:** Planning & Sustainability

### SUBJECT:

#### COMMISSION DISTRICT(S): 3 & 6

Application of the Director of Planning and Sustainability for text amendments to the Zoning Ordinance, Chapter 27, to Section 3.33 (I-20 Corridor Compatible Use Overlay District), Section 9.1.3 (Definitions), and to create Section 4.2.59 (Supplemental Regulations) of the DeKalb County Zoning Ordinance relating to Neighborhood Fulfillment Center. This amendment affects Commission Districts 3 and 5 and Super Districts 6 and 7.

**PETITION NO:** N7. TA-21-1244820 (2021-2458)

**PROPOSED USE:** N/A

**LOCATION:** I-20 Corridor Compatible Use Overlay District.

**PARCEL NO. :** Districts 3, 5 6 and 7.

**INFO. CONTACT:** Brandon White, Zoning Administrator

**PHONE NUMBER:** 470-464-1077

### PURPOSE:

Last mile distribution centers are a relatively new use in the region and the *Zoning Ordinance* does not provide an adequate definition or use term. Staff recommends creating a new term and definition, *Neighborhood Fulfillment Center*. This proposed use may be appropriate within existing or potential commercial areas with

proximity to interstate corridors.

One purpose of the *I -20 Corridor Compatible Use Overlay District* is to “enhance the long-term economic viability of the portion of DeKalb County within the overlay by encouraging new commercial and residential developments that increase the tax base and provide employment opportunities to the citizens of DeKalb County....” This proposed use would be allowed as a permitted use only in Tier 2 of the *I-20 Overlay District*.

**RECOMMENDATION:**

**COMMUNITY COUNCIL: CC-3** No Recommendation; **CC-5** No Recommendation.

**PLANNING COMMISSION:** Withdrawal.

**PLANNING STAFF:** Withdrawal.

**STAFF ANALYSIS:** The development proposal that was the catalyst for this text amendment was withdrawn by the developer due to low community support. Therefore, staff is withdrawing the text amendment request. The item was not proposed to the applicable community councils for consideration.

**PLANNING COMMISSION VOTE: Withdrawal 8-0-0.** Jon West moved, LaSonya Osler seconded for Withdrawal, per Staff recommendation. April Atkins was not present for this vote.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: CC-3** No Recommendation due to application being withdrawn. **CC-5** No Recommendation due to application being withdrawn.