



## Legislation Text

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File #: 2020-1184, Version: 2

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**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.