

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: D6. 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: (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: (1/7/2021) Full Cycle Deferral. (11/5/2020) 2-Cycle Deferral.

PLANNING STAFF: Full Cycle Deferral to the March 2021 Zoning agenda.

STAFF ANALYSIS: Overall, the proposed text amendments have been well received by the community, thus far. Staff continues to collaborate with Commissioner Rader on additional architectural and site design standards.

PLANNING COMMISSION VOTE: (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: (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.



DeKalb County Department of Planning & Sustainability

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Planning Commission Hearing Date: January 7, 2021

Board of Commissioners Hearing Date: January 28, 2021

TEXT AMENDMENT ANALYSIS

AGENDA NO.: D6

ZONING CASE NO.: TA-20-1244277

COMMISSION DISTRICTS:
Countywide

APPLICANT: Department of Planning & Sustainability

SECTIONS OF ZONING ORDINANCE AFFECTED BY AMENDMENTS: CHAPTER 27, 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).

REASON FOR REQUEST:

Presently, the *Zoning Ordinance* contains the term *mini-warehouse*, which is defined as follows: a building or group of buildings in a controlled-access and secured compound that contains varying sizes of individual, compartmentalized and controlled-access stalls or lockers for the storage of customers' goods or wares, and may include climate control. In layman's terms, mini-warehouse has been used interchangeably with the term, *self-storage*. Over time, however, the bulk, design, and features of self-storage facilities have changed, thus necessitating the need to update the *Zoning Ordinance* for greater clarity and enhanced site and building design requirements.

RECOMMENDATION(S):

Planning Department: Overall, the proposed text amendments have been well received by the community thus far. Staff continues to collaborate with Commissioner Rader on additional architectural and site design standards. Staff recommends full-cycle deferral to March 2, 2021.

Planning Commission: Full-cycle deferral 8-0-0

Community Council:

- CC-1: Approval 5-0-0
- CC-2: Deferral 6-0-0; full-cycle deferral pending final document.
- CC-3: Approval 8-0-0.
- CC-4: Approval 12-0-1.
- CC-5: Deferral 9-0-1.

Self Storage Mini



Self Storage Mini



Self Storage Multi



Self Storage Multi



Self Storage

Current Ordinance

Mini-warehouses permitted in

- C-1
- C-2
- OD
- M
- M2

Proposed

Self Storage Mini permitted in

- C-2
- M
- M-2

Self Storage Multi permitted in

- OI
- C-1
- C-2
- OD
- M
- M-2