

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.



DeKalb County Department of Planning & Sustainability

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Planning Commission Hearing Date: March 2, 2021
Board of Commissioners Hearing Date: March 25, 2021

TEXT AMENDMENT ANALYSIS

AGENDA NO.: D2 **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: The proposed text amendments have been reviewed by the community, staff, Planning Commission, the Legal Department, and the Board of Commissioners. Staff recommends approval.

Planning Commission: Approved with revisions to the use table, restricting self-storage, mini and multi warehouse to M & M-2 zoning districts. Also, clarify that the Special Land Use Permit does go before each board (Community Council and Planning Commission) before the Board of Commissioners, as specified in the ordinance.

Community Council:

- CC-1: Approval 3-0-0
- CC-2: Deferral with conditions 5-0-0; 1) limit lighting when nearby residential 2) limit hours of operation if close to residential 3) remove the possibility of a SLUP from C-1 zoning in Use Table
- CC-3: Deferral to allow Planning staff time to research 6-0-0.
- CC-4: Deferral to allow public comment 12-0-0.
- CC-5: Deferral 9-0-0.

Exhibit 1

Proposed Table 4.1 (Use Table) Revisions

Use	KEY: P – Permitted use Pa – Permitted as an accessory use														SA – Special administrative permit from director of planning SP – Special land use permit from BoC (SLUP)					See Section 4.2						
	RE	RLG	R-100	R-85	R-75	R-60	RSM	MR-1	MR-2	HR-1,2,3	MHP	RNC	OI	OIT	NS	C-1	C-2	OD	M		M-2	MU-1	MU-2	MU-3	MU-4,5	
COMMERCIAL (cont'd)																										
Landscape business																P	P		P	P						✓
Mini-warehouse																SP	P	P	P	P	P					✓
Outdoor storage, commercial																		P	P	P						✓
Personal services establishment								Pa	Pa	P		Pa	Pa	Pa	P	P	P		P		P	P	P	P		✓
Photoengraving, typesetting, electrotyping																		P		P	P	P	P			✓
Photographic studios													P	P	P	P	P		P		P	P	P	P		✓
Plumbing, HV/AC equipment establishments with no outdoor storage																	P	P		P	P					✓
Publishing or printing establishments													P	P			P		P	P						✓
Quick copy printing store													P	P	P	P	P		P	P	P	P	P	P		✓
Self-storage/mini																				P	P					✓
Self-storage/multi																				SP	SP	P	P			✓

AN ORDINANCE

**AN ORDINANCE TO AMEND
THE CODE OF DEKALB COUNTY, GEORGIA, AS REVISED 1988,
CHAPTER 27, ARTICLES 4, 7, AND 9, RELATING TO SELF-STORAGE
REGULATIONS, AND FOR OTHER PURPOSES.**

WHEREAS, the Governing Authority of DeKalb County is tasked with the protection of the County’s health, safety, and general welfare, and the Board of Commissioners is authorized to exercise zoning powers; and

WHEREAS, distinguishing between different types of self-storage facilities and regulating them accordingly will serve to protect the County’s health, safety, and general welfare; and

NOW THEREFORE, BE IT ORDAINED by the DeKalb County Board of Commissioners, and it is hereby ordained by the Authority of same, that Chapter 27, Articles 4, 7, and 9 of the Code of DeKalb County, as Revised 1988, is hereby amended as follows:

PART I. ENACTMENT

By amending Sections 4.1.3, 4.2.35, 7.4.7, and adding and removing defined terms in Section 9.1.3 of Chapter 27 of the Code of DeKalb County, as Revised 1988, to as follows:

Sec. 4.1.3. - Use table.

Table 4.1 Use Table
(See Exhibit 1)

Sec. 4.2.35. - Self-Storage.

A. Outside storage.

1. Outside storage shall be limited to vehicles such as rental trucks, pleasure boats, and recreational vehicles, (“RVs”), and shall only be allowed in the side and rear yards of self-storage/mini facilities. Outside storage of such vehicles is only permitted if the following conditions are met:

- a. The storage area for such vehicles shall not exceed twenty-five (25) percent of the total buildable area of the site.
 - b. Such storage shall take place only within a designated area. The area so designated shall be clearly delineated upon the site plan submitted for permitting.
 - c. The outside storage area shall be entirely screened from view from all adjacent residential and office uses, and all public streets.
 - d. Vehicles shall not be stored within the area set aside for minimum building setbacks.
 - e. No vehicle maintenance, washing or repair shall be permitted on-site. Pleasure boats shall be stored upon wheeled trailers. No dry stacking of boats shall be permitted.
2. Self-storage/multi facilities shall not allow outside storage of any kind except as authorized above.
- B. Storage units shall not be used for the following uses: the operation of a business or service enterprise; personal activities such as hobbies, arts and crafts, woodworking, repair, restoration or maintenance of machinery or equipment; hazardous or toxic material storage; living or sleeping quarters; transfer-storage business based on site; and/or or any use which creates a nuisance due to noise, odor, dust, light or electrical interference.
 - C. Wares, goods and/or personal property stored therein shall not include explosives, paint, flammable chemicals, or other materials which might be corrosive or hazardous.
 - D. No individual storage space shall be larger than 600 square feet.
 - E. Self-storage facilities must provide 24-hour security or camera surveillance.
 - F. Site access shall not be from roadways designated as local residential streets.
 - G. All exterior lighting shall be located and designed with automatic cut-offs to minimize glare on adjacent occupied properties. Ground-mounted floodlights shall be screened with planting or other means so that the light source is not visible. The use of flashing, rotating, or oscillating lighting is prohibited in any manner that may be visible from the exterior of buildings. No light standard shall be installed that extends above the height of the tree canopy. No lighting element of any kind shall be placed upon any structure so as to extend above the height of the tree canopy. If a self-storage facility abuts a residentially zoned property, outdoor lighting shall have a maximum height of fifteen (15) feet. No light spillage of any kind is permitted above said tree canopy except as may be otherwise required by any applicable requirement of federal, state or local law.
 - H. Outdoor speakers or sound amplification systems are prohibited.
 - I. A new or expanded self-storage facility shall not be located fewer than 1,500 feet from the boundary of any other self-storage facility (mini or multi).
 - J. Non-front building facades of all self-storage facilities, where visible from a public street or adjacent residential uses, shall not consist of aluminum, metal, corrugated steel, vinyl siding, plywood, pressed wood, synthetic stucco, or concrete block. A minimum of ten (10) percent of the non-front facade area must be window area. All windows are to be transparent.
 - K. For self-storage/multi facilities, all building facades shall consist of concrete, stone, brick or stucco or other equivalents subject to review and approval by the planning director or designee.

- L. For self-storage/multi facilities, a minimum of thirty (30) percent of the width of the front facade of the building at the ground level shall consist of fenestration. All windows are to be transparent.
- M. For self-storage/multi facilities, facades greater than one hundred fifty (150) feet in length shall be modulated with breaks in wall surfaces, materials and rooflines at intervals not to exceed one hundred fifty (150) feet, measured parallel to the street.

Sec. 7.4.7. - Additional criteria for specified uses.

E. Self-storage facilities, the board of commissioners shall also consider each of the following criteria:

1. Whether the facility is sufficiently buffered by distance and landscaping relative to its nearby land uses, especially residentially zoned property. This shall include residential uses separated from the site by local right-of-way. See section 5.4.5 (Transitional buffers), Table 5.2 (a)(b) and section 5.2.4 (Transitional height plane).
2. Whether the facility is of sufficient architectural quality including façade materials, accents, fenestration, exterior painted surfaces, and similar architectural detailing to be in harmony with the surrounding community's character, especially in designated activity centers and commercial redevelopment corridors. See section 5.7.4 (Materials).

Sec. 9.1.3. - Defined terms.

~~*Mini warehouse:* 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.~~

Self-storage/mini: (also known as mini warehouse): A single-story commercial structure with exterior access to individual storage units, typically with metal pull-down doors, and within a compound that may also allow vehicle storage (rental trucks, pleasure boats and recreational vehicles, (“RVs”) only) and provide moving truck rentals.

Self-storage/multi: (also known as secured storage): A multi-story climate controlled commercial structure, with interior access to individual storage units that are not visible from the exterior of the structure, and does not allow outside storage of any kind.

PART II. EFFECTIVE DATE

March 14, 2021

This ordinance shall become effective upon adoption by the Board of Commissioners and approval by the Chief Executive Officer.

PART III. SEVERABILITY

Should any section or provision of this ordinance be declared by a court of competent jurisdiction to be invalid or unconstitutional, such decision shall not affect the validity of the ordinance as a whole nor any part thereof other than the part so declared to be invalid or unconstitutional. All ordinances or resolutions, or parts thereof, in conflict with this ordinance are repealed.

ADOPTED by the DeKalb County Board of Commissioners, this ____ day of _____, 2020.

STEPHEN R. BRADSHAW
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

APPROVED by the Chief Executive Officer of DeKalb County, this ____ day of _____, 2020

MICHAEL L. THURMOND
Chief Executive Officer
DeKalb County, Georgia

ATTEST:

March 14, 2021

BARBARA SANDERS-NORWOOD, CCC
Clerk to the Board of Commissioners and
Chief Executive Officer
DeKalb County, Georgia

APPROVED AS TO FORM:

APPROVED AS TO SUBSTANCE:

VIVIANE H. ERNSTES
County Attorney

ANDREW A. BAKER
Planning & Sustainability Director