

**Public Hearing:** YES ☒ NO ☐

**Department:** Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** All Districts

**Application of the Director of Planning and Sustainability for text amendments to the Zoning Ordinance, Chapter 27, to create Section 4.2.60 (Supplemental Regulations) to address Small Box Discount Retailers, to amend Section 9.1.3 (Defined Terms) to create definition for Small Box Discount Retailers, and for other purposes; and to amend Section 4.1.3 Use Table pertaining to Small Box Discount Retailers. This text amendment is County-wide.**

**PETITION NO:** D3. TA-21-1244279 2020-1543

**PROPOSED USE:** N/A

**LOCATION:** County-wide.

**PARCEL NO. :** N/A

**INFO. CONTACT:** Brandon White, Current Planning Manager

**PHONE NUMBER:** 404-371-2155

**PURPOSE:**

Application of the Director of Planning and Sustainability for text amendments to the Zoning Ordinance, Chapter 27, to create Section 4.2.60 (Supplemental Regulations) to address Small Box Discount Retailers, to amend Section 9.1.3 (Defined Terms) to create definition for Small Box Discount Retailers, and for other purposes; and to amend Section 4.1.3 Use Table pertaining to Small Box Discount Retailers. This text amendment is County-wide.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** (February 2021) CC-1: Approval; CC-2: No action taken; CC-3 Deferral; CC-4 Deferral; CC-5 Deferral. (December 2020) CC-1: Approval; CC-2: No action taken; CC-3: No action taken; CC-4: Deferral; CC-5: No action taken.

**PLANNING COMMISSION:** (March 2, 2021) Two-Cycle Deferral. (Jan. 7, 2021) Full-Cycle Deferral.

**PLANNING STAFF:** Full Cycle Deferral.

**STAFF ANALYSIS:** See enclosed staff report for further details.

**PLANNING COMMISSION VOTE:** (March 2, 2021) Two-Cycle Deferral 9-0-0. J. Johnson moved, J. West seconded for a two-cycle deferral to the July 2021 zoning agenda with the condition that the small discount box store study from Georgia State University be sent to all Community Council, Planning Commission and Board of Commission members and made available to the public once it has been received. (Jan. 7, 2021) Full-Cycle Deferral 8-0-0. P. Womack, Jr. moved, J. West seconded for a full-cycle deferral to the March 2021 zoning agenda.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** (February 2021) CC-1 Approval 2-0-0 of proposed time table; CC-2 No action taken; CC-3 Deferral 8-0-0 with the understanding that the moratorium will be extended and the text amendment will be placed on the May BOC agenda; CC-4 Deferral 11-0-0 to allow more community input; CC-5 Deferral 9-0-0. (December 2020) CC-1: Approval 5-0-0; CC-2: No action taken but feedback was provided to Staff; CC-3: No action taken;; CC-4: Deferral 12-0-1; CC-5: No action taken but feedback was provided to Staff.



**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.:** D3

**ZONING CASE NO.:** TA-21-1244279

**COMMISSION DISTRICTS:**  
Countywide

**APPLICANT:** Department of Planning & Sustainability

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**SECTIONS OF ZONING ORDINANCE AFFECTED BY AMENDMENTS:** CHAPTER 27, SECTION 4.2.60 (SUPPLEMENTAL REGULATIONS) TO ADD REGULATIONS TO ADDRESS SMALL BOX DISCOUNT STORES, SECTION 9.1.3 (DEFINED TERMS) TO CREATE A DEFINITION FOR SMALL BOX DISCOUNT STORE, AND TO AMEND SECTION 4.1.3 (USE TABLE) PERTAINING TO SMALL BOX DISCOUNT STORES.

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**REASON FOR REQUEST:**

Moratoria passed by the DeKalb County Board of Commissioners in December 2019, January 2020, October 2020, and January 2021, temporarily prohibits the establishment of any new, small box discount stores in the unincorporated areas of DeKalb County. The initial moratorium—and subsequent extensions—initiated the process of studying the effects of small box discount stores on the health, safety, and welfare of County residents and businesses. Staff contracted with Georgia State University to perform the requisite study. Examination of the research findings continues.

Based on the findings along with receipt of policy direction from the Board of Commissioners, the text amendment process will be initiated with the Board of Commissioners in March. Further consideration by the public, community councils, and Planning Commission will be arranged in March/April, followed by adoption by the Board of Commissioners this spring.

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**RECOMMENDATION(S):**

**Planning Department:** Full-cycle deferral

**Planning Commission:** Two full cycle deferrals with the condition that the small discount box store study from Georgia State University be sent to all Community Council, Planning Commission and Board of Commission members and made available to the public once it has been received.

**Community Council:**

- CC-1: Approval (of proposed timetable) 3-0-0.
- CC-2: No action taken.
- CC-3: Deferral 8-0-0.
- CC-4: Deferral 11-0-0.
- CC-5: Deferral 9-0-0.



DeKalb County  
GEORGIA

# Small Box Discount Store Text Amendment Process

February 2021 Community Council Meetings



DeKalb County  
GEORGIA

# Small Box Discount Store Text Amendment Process

## Moratorium extended

Board of Commissioners (1-26-21)  
extended the moratorium to **April 30, 2021**

JANUARY

FEBRUARY

MARCH

APRIL

MAY

## Text Amendment Preparation

Planning, Economic Development, &  
Community Services (PECS) Committee

## Legislative Adoption

Planning Commission  
Board of Commissioners adoption

## Small Box Report

GSU prepared report to be distributed to  
the Board of Commissioners for review

## Legislative Cycle Begins

Community council meetings  
Moratorium extension