



# DeKalb County Government

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

## Agenda Item

**File #:** 2019-4124  
**File Status:** Preliminary Item

9/24/2019

**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 to add Film/Movie production to the Use Table 4.1.**

**PETITION NO: N15. TA-19-1243418**

**PROPOSED USE: Film and Movie Production**

**LOCATION: DeKalb County**

**PARCEL NO. :** All Districts

**INFO. CONTACT:** Marian Eisenberg

**PHONE NUMBER:** 404-371-4922

**PURPOSE:**

**Application of the Director of Planning and Sustainability for a text amendment to the Zoning Ordinance to add Film/Movie production to the Use Table 4.1. The property is located on properties throughout DeKalb County (County-wide).**

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** CC-1 APPROVAL; CC-2 APPROVAL w/CONDITIONS; CC-3 NO RECOMMENDATION; CC-4 APPROVAL w/CONDITIONS; CC-5 APPROVAL.

**PLANNING COMMISSION:** APPROVAL

**PLANNING STAFF:** APPROVAL

**STAFF ANALYSIS:** The current DeKalb County Zoning Ordinance does not provide guidance on zoning regulations for the film and movie industry. This text amendment seeks to allow film and movie production on property in districts zoned Office-Distribution (OD) and Light Industrial (M). This text amendment also seeks to allow film and movie production on property in districts zoned Local Commercial (C-1) and General Commercial (C-2) with a Special Land Use Permit (SLUP) from the DeKalb County Board of Commissioners.

**PLANNING COMMISSION VOTE:** Approval 6-1-1. P. Womack, Jr. moved, V. Moore seconded for

approval, per Staff recommendation. J. West opposed; J. Johnson abstained.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** **CC-1 Approval 7-0-0; CC-2 Approval w/Conditions 6-0-0**, Council recommended approval with condition that the verbiage in the use table shall read "Film/Movie Facilitates"; **CC-3 No Recommendation; CC-4 Approval w/Conditions 10-0-0**, Council recommended approval with the condition that the approval is only to allow Film/Movie production in the OD and M zoning districts as a permitted use; **CC-5 Approval 7-0-0**, Council voted for Approval of this text amendment.



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		
<b>INSTITUTIONAL / PUBLIC</b>																										
<b>Community Facilities</b>																										
Cemetery, columbarium, mausoleum	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP			P	P				P								✓
Club, order or lodge, fraternal, non-commercial														P	P		P	P	P	P		P	P	P	P	
Coliseum or stadium/not associated with church or school																P	P	P						SP	P	✓
Funeral home, mortuary													P	P		P	P					P	P	P	P	
Golf course or clubhouse, public or private	P	P	P	P	P	P	P					P	P			P	P	P								✓
Government facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Hospital or accessory ambulance service													P	P					P					P	P	
Library or museum								P	P	P			P	P	P	P	P	P				P	P	P	P	
Cultural facilities								SP	SP	SP			SP	SP		SP	SP	SP	SP			SP	SP	SP	SP	
Recreation club	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		SP						P							SP	✓
Neighborhood or subdivision clubhouse or amenities	P	P	P	P	P	P	P	P	P	P	P	P	P	P								P	P	P	P	✓
Places of worship	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		SP	P	P	P	P	P	P	P	P	P	P	P	P	P	✓
Recreation, outdoor																	P	P	P	P						✓
Swimming pools, commercial	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	P	P		P	P	P	P				Pa	Pa	Pa	✓
Tennis courts, swimming pools, play or recreation areas, community	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	P	P		P	P	P	P				Pa	Pa	Pa	✓
<b>Education</b>																										
Colleges, universities, research & training facilities														P	P		P	P	P	P		P	P	P	P	
Private educational services, home occupation	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa						P				Pa	Pa			✓
Private kindergarten, elementary, middle or high schools	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	P	P		P	P	P					SP	SP	SP	✓
Vocational schools													P	P		P	P	P	SP	SP	P	P	P	P	P	✓
Specialized schools								SP	SP	SP			P	P	P	P	P	P	SP	SP	P	P	P	P	P	✓
<b>COMMERCIAL</b>																										
<b>Automobile, boat and trailer sales and service</b>																										
Automobile or truck rental or leasing facilities																P	P		P	P						✓
Automobile brokerage													P	P		P	P		P			P	P	P		✓
Auto recovery, storage																		P	P							✓
Automobile repair or maintenance, minor																P	P		P	P						✓
Automobile repair, major																	P		P	P						✓
Automobile sales or truck sales																P	P		P	P						✓
Automobile service stations															SP	SP	SP		P	P						✓
Automobile upholstery shop																	P		P	P						
Automobile wash/wax service																P	P		P							✓
Boat sales																P	P		P							✓
Retail automobile parts or tire store																P	P		P							✓
Service area, outdoor																	Pa		Pa	Pa						✓
Trailer or RV salesroom & lot																P	P		P							✓
<b>Office</b>																										
Accounting office								Pa	Pa	Pa			P	P	P	P	P	P			P	P	P	P	P	
Building or construction office								Pa	Pa	Pa			P	P		P	P	P	P	P						✓
Building, landscape, heavy construction contractor office (material, equipment, storage)																	P	P	P	P						✓
Engineering or architecture office								Pa	Pa	Pa			P	P	P	P	P	P	P	P	P	P	P	P	P	
Finance office or banking								Pa	Pa	Pa			P	P	P	P	P	P				P	P	P	P	

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			
<b>COMMERCIAL (cont'd)</b>																												
<b>Office (cont'd)</b>																												
General business office								Pa	Pa	Pa			P	P	P	P	P				P	P	P	P				
Insurance office								Pa	Pa	Pa			P	P	P	P	P				P	P	P	P				
Legal office								Pa	Pa	Pa			P	P	P	P	P				P	P	P	P				
Medical office								Pa	Pa	Pa			P	P	P	P	P				P	P	P	P				
Real estate office								Pa	Pa	Pa			P	P	P	P	P				P	P	P	P				
<b>Recreation and Entertainment</b>																												
Adult entertainment establishments																		P		P					✓			
Adult service facility																		P		P	P				✓			
Drive-in theater																		P		P	P				✓			
Fairground or amusement park																		P		P	P				✓			
<b>Film / Movie Production</b>																		SP	SP	P	P				✓			
Indoor recreation (bowling alleys, movie theatres & other activities conducted wholly indoors)														P	P	P	P	P	P	P	P	P	P	P				
Nightclub or late night establishment												Pa				SP	SP	SP	SP	SP	SP	SP	SP	SP	✓			
Outdoor recreation (miniature golf, batting cages, tennis, Go-cart & other outdoor activities)	SP															P	P	SP						✓				
Special events facility	SP												P	P		P	P	P	P		P	P	P	P				
Theaters with live performance, assembly or concert halls, or similar entertainment within enclosed building													P	P		P	P						P	P				
<b>Retail</b>																												
Alcohol outlet -package store, primary																		SP	SP	P	P		SP	SP	SP	SP	✓	
Alcohol outlet -beer and/or wine store, beer growler, primary																		SP	SP	SP	P	P		SP	SP	SP	SP	✓
Alcohol outlet - beer and wine, accessory to retail less than 12,000 sf (see also 4.1.3 (F))																		SP	SP	SP	P	P		SP	SP	SP	SP	✓
Apparel or accessories store														P	P	P					P	P	P	P				
Art gallery								Pa	Pa	Pa				P	P	P	P				P	P	P	P				
Book, greeting card, or stationery store														P	P	P	P				P	P	P	P				
Camera or photography														P	P	P	P				P	P	P	P				
Commercial greenhouse or plant nursery														P	P	P		P			P				✓			
Computer or computer software store														P	P	P	P				P	P	P	P				
Convenience store (see alcohol outlet or fuel pumps accessory)														P	P	P	P	P	P	P	P	P	P	P	✓			
Drive-through facilities (other than restaurants) in Activity Center character areas																		SP	SP				SP	SP	SP	SP	✓	
Drive-through facilities (other than restaurants) in all other character areas																							SP			✓		
Farm or garden supply store	P													P	P	P	P	P	P	P	P	P	P	P				
Farmer's market, permanent													P	P	P	P	P	P	P	P	P	P	P	P	✓			
Farmer's market, temporary/seasonal	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	✓		
Florist													Pa		P	P	P	P				P	P	P	P			
Specialty food stores (e.g., coffee, ice cream) (see alcohol outlet)													Pa		P	P	P	P				P	P	P	P			
Fuel dealers, manufacturers or wholesalers																	P		P	P								
Fuel pumps																		SP	SP	SP		P	P	SP	SP	SP	SP	✓
Fuel pumps in character areas other than activity centers and as allowed in 4.2.28																		P	P	P		P	P			✓		
Fuel pumps in activity centers																		SP	SP	SP		SP	SP	SP	SP	SP	✓	

Use	KEY: P – Permitted use															SA – Special administrative permit from director of planning					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	
Fuel pumps, accessory to large scale retail w/in 1000 feet of interstate highway interchange measured from RW to property line																Pa	Pa	Pa	Pa							✓
Gift, novelty, or souvenir store													Pa		P	P	P	P				P	P	P	P	
Gold buying, precious metals																Pa	P	P								
Grocery stores (see alcohol outlet)								Pa	Pa	Pa					P	P	P	P				P	P	P	P	
Hardware store or other building materials store															P	P	P	P	P	P	P	P	P	P	P	
Hobby, toy or game store															P	P	P	P				P	P	P	P	
Jewelry store															P	P	P	P				P	P	P	P	
Music or music equipment store (retail)															P	P	P	P				P	P	P	P	
Liquor store (see alcohol outlet)													Pa		SP	SP	SP	P	P							✓
News dealer or news store													P	P	P	P	P	P	P	P	P	P	P	P	P	
Office supplies & equipment store															P	P	P	P	P			P	P	P	P	



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	
Check cashing establishment, accessory																P	P		P	P	P	P	P	P	✓	
<b>COMMERCIAL (cont'd)</b>																										
<b>Services (cont'd)</b>																										
Child day care center (Kindergarten) - 7 or more									P	P	P	P		P	P	P	P	P	P		P	P	P	P	✓	
Child day care facility - up to 6	SP	SP	SP	SP	SP	SP	SP	P	P	P		SP	P	P	P	P	P					P	P	P	✓	
Coin laundry								Pa	Pa	Pa		Pa			P	P	P									
Dog day care								SP	SP	SP						P	P		P	P	P	SP	SP	SP	✓	
Dog grooming								Pa	Pa	Pa						P	P		P	P	P	P	P	P	✓	
Dry cleaning agencies, pressing establishments, or laundry pick-up stations								Pa	Pa	Pa			P	P	P	P	P		P	P	P	P	P	P		
Fitness center	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa		P	P	P	P	P		P	P	P	P	P	P		
Kennel, breeding or boarding	SP														Pa	Pa	P		P	P					✓	
Kennel, commercial	SP															P	P		P	P						
Kennel, noncommercial	P	SP	SP	SP	SP																					
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		
<b>Services, Medical and Health</b>																										
Ambulance service or emergency medical services, private																P	P		P							
Health services clinic													P	P	P	P	P	P		P	P	P	P	P		
Home healthcare service													P	P		P	P		P		P	P	P	P		
Kidney dialysis center													P	P		P	P		P		P	P	P	P		
Medical or dental laboratories													P	P		P	P		P	P			SA	SA		
<b>Services, Repair</b>																										
Furniture upholstery or repair; home appliance repair or service																P	P		P	P						
Personal service, repair (watch, shoes, jewelry)								Pa	Pa	Pa			P	P	P	P	P		P		P	P	P	P		
Service area, outdoor																	Pa		Pa	P					✓	
<b>INDUSTRIAL</b>																										
Alcohol or alcoholic beverage manufacturing																			P	P						
Alternative energy production																	SP	SP	SP							
Automobile/truck manufacturing																					P					
Brick, clay, tile, or concrete products terra cotta manufacturing																					P					
Building materials or lumber supply establishment																P		P								
Cement, lime, gypsum, or plaster of Paris manufacturing																					P					
Compressed gas fuel station																	SP		P	P						
Chemical manufacture, organic or inorganic																					P					
Contractor, general (See also Building or Construction Office)																		P	P	P		P	P		✓	
Contractor, heavy construction, outside storage																		P	P	P					✓	
Contractor, special trade																		P	P	P						
Crematoriums													SP			SP	SP		SP	SP					✓	



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		
Distillation of bones or glue manufacture																					P						
<b>INDUSTRIAL (cont'd)</b>																											
Dry cleaning plant																					P	P					
Dye works																						P					
Explosive manufacture or storage																						SP					
Fabricated metal manufacture																						P					
Fat rendering or fertilizer manufacture																						SP					
Fuel dealers, manufactures or wholesalers																					P	P					
General aviation airport																					SP	SP					✓
Heavy equipment repair service or trade																	P				P	P					
Ice manufacturing plant																					P	P					
Incidental retail sales of goods produced or processed on the premises																					Pa	Pa					
Incineration of garbage or refuse when conducted within an enclosed plant																						SP					
Industrial, heavy																						SP					
Industrial, light																					P	P					
Intermodal freight terminal, bus or rail freight or passenger terminal, or truck terminal																						SP					
Leather manufacturing or processing																						P					
Light malt beverage manufacturer (See also Brewpub)															Pa	Pa	Pa				P	P	Pa	Pa	Pa	Pa	
Light manufacturing																					P	P					
Manufacturing, heavy																						SP					✓
Manufacturing operations not housed within a building																							SP				✓
Mines or mining operations, quarries, asphalt plants, gravel pits or soil pits																						SP	SP				✓
Outdoor storage, industrial																					P	P					✓
Paper or pulp manufacture																						SP					✓
Petroleum or inflammable liquids production, refining																							SP				✓
Radioactive materials: utilization, manufacture, processing or emission																							SP				✓
Railroad car classification yards or team truck yards																						SP	SP				✓
Recovered materials facility wholly within a building																					P	P					✓
Recovered materials processing wholly within a building																					P	P					✓
Recycling collection													Pa		Pa	Pa	Pa					SP	SP				
Recycling plant																						SP	SP				
Repair/manufacture of clocks, watches, toys, electrical appliances, electronic, light sheet metal products, equipment, machine tools, or machinery not requiring the use of press punch over 100 tons rated capacity or drop hammer																						P	P				
Research, experimental or testing laboratories																						P	P				
Rubber or plastics manufacture																						P	P				
Salvage yard (Junkyard)																						SP	SP				✓
Solid waste: general disposal, landfill, private industry disposal, handling facility, thermal treatment technology or hazardous/toxic materials including radioactive materials																							SP				✓
Smelting: copper, iron, zinc, or ore																						SP					

