

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): All Districts

Application of the Director of Planning & Sustainability for a text amendment relating to film studio requirements and for other purposes. This text amendment is County-wide.

PETITION NO: D1-2023-1466 TA-24-1246761

PROPOSED USE: Film studio requirements, and for other purposes.

LOCATION: County-wide.

PARCEL NO. : N/A

INFO. CONTACT: Yvonne Trammell, Special Projects Coordinator

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of the Director of Planning & Sustainability for a text amendment relating to film studio requirements and for other purposes. This text amendment is County-wide.

RECOMMENDATION:

COMMUNITY COUNCIL: (December 2024) CC-1: No recommendation; CC-2: Withdrawal; CC-3: Withdrawal; CC-4: Withdrawal; CC-5: Withdrawal. (June 2024) CC-1: Deferral; CC-2: No Vote Taken; CC-3: Full cycle deferral; CC-4: Approval; CC-5: Full cycle deferral. (Dec. 2023) CC-1: Approval; CC-2: Deferral; CC-3: Approval; CC-4: Approval; CC-5: Approval.

PLANNING COMMISSION: (Jan. 7, 2025) Pending. (July 11, 2024) Three-cycle deferral. (Jan. 9, 2024) Denial.

PLANNING STAFF: Withdrawal without prejudice.

STAFF ANALYSIS: Since the film studio text amendment was originally drafted several months ago there have been ongoing technological, economic, and workforce changes in the film studio industry that include broader shifts in the media landscape including music and the gaming sector. Such changes are currently addressed in the amendment and are already permitted under existing zoning “uses” such as Office and/or Radio Broadcasting Studios which broadly encompass music and podcasting studios. However, the permitting and further definition of large-scale studios and related accessory uses will be comprehensively addressed in the Zoning Rewrite set to begin in early 2025. Therefore, it is the recommendation of the Planning & Sustainability Department that the application be “*Withdrawn without prejudice*”.

PLANNING COMMISSION VOTE: (January 7, 2025) Pending. (July 11, 2024) Three-Cycle Deferral 6-0-0. Jan Costello moved, Edward Patton seconded for a 3-cycle deferral to the January 2025 zoning agenda, per staff recommendation. **(Jan. 9, 2024) Denial 7-2-0.** Jon West moved, Jana Johnson seconded for Denial. Vivian Moore and Edward Patton opposed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (Dec. 2024) CC-1: No CC-1 board members present; no recommendation; CC-2: Withdrawal 8-0-0; CC-3: Withdrawal 8-0-0; CC-4: Withdrawal 10-0-0; CC-5: Withdrawal 8-0-0. (June 2024) CC-1: Deferral (3-0-0) to obtain more information; CC-2: No vote taken; CC-3: Full cycle deferral (11-0-0) so that they can review any changes made to the text amendment at the

Planning Commission and the Board of Commissioners hearings; **CC-4:** Approval 9-0-0; **CC-5:** Full cycle deferral 5-0-2. **(Dec. 2023) CC-1:** Approval 6-0-0; **CC-2:** Deferral 9-1-0. CC-2 had concerns about allowing in C-1, C-2 and O-I due to appearance; and, concerns regarding noise in mixed-use districts; **CC-3:** Approval 5-2-0. CC-3 suggested that film studios also be allowed in the MU-1, MU-2, and MU-3 zoning districts; and that the terms "board of commissioners" and "chief executive officer " on page 2, part 5, should be capitalized. The Council also supported requiring film studios to be in a fully enclosed, soundproofed building.; **CC-4:** Approval 11-0-0; **CC-5:** Approval 8-0-0.

Planning Commission Hearing Date: January 7, 2025
Board of Commissioners Hearing Date: January 23, 2025

STAFF ANALYSIS

CASE NO.:	TA-24-1246761	File ID #: 2023-1466
Address:	County-wide	Commission District: All Districts
Request:	<p>On December 17, 2019, the Board of Commissioners approved a film studio text amendment to the Zoning Ordinance to introduce “film movie, and television production” as a permissible use. The text amendment allowed film studios as a permitted use in OD (Office Distribution) and M (Light Industrial) zoning districts and the Indian Creek Overlay District.</p> <p>In order to expand economic development opportunities for this fast-growing industry in DeKalb County, Commissioner Robert Patrick (District 1) initiated consideration of this text amendment proposal to expand by-right land use options to the C-1 (Local Commercial), C-2 (General Commercial), MU-4 (Mixed-Use High Density), and MU-5 (Mixed Use Very High Density) zoning districts (see attached).</p>	
Applicant/Agent:	Department of Planning & Sustainability	
Sections of the Zoning Ordinance Affected by Amendments:	Sections 27-4.1 Use Table, Section -4.2 Supplemental Use Regulations	

STAFF RECOMMENDATION: WITHDRAWAL WITHOUT PREJUDICE.

Since the film studio text amendment was originally drafted several months ago there have been ongoing technological, economic, and workforce changes in the film studio industry that include broader shifts in the media landscape including music and the gaming sector. Such changes are currently addressed in the amendment and are already permitted under existing zoning “uses” such as Office and/or Radio Broadcasting Studios which broadly encompass music and podcasting studios. However, the permitting and further definition of large-scale studios and related accessory uses will be comprehensively addressed in the Zoning Rewrite set to begin in early 2025. Therefore, it is the recommendation of the Planning & Sustainability Department that the application be *“Withdrawn without prejudice”*.