



**City of Chamblee**  
*City Council Agenda Item*

Department: City Council  
Prepared By: Andrew Russell  
Initiator: Andrew Russell

**ACTION ITEM (ID # 2922)**

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**SUBJECT: RESOLUTION TO AMEND THE FUTURE LAND USE MAP**

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**Meeting Date:** March 16, 2021, 7:30 PM

**REQUESTED ACTION:**

**DENIAL** of the resolution to amend the Future Land Use Map

**BACKGROUND SUMMARY:**

Seven Oaks Company LLC, c/o Andrew Pearson has proposed to develop an industrial distribution center on approximately 24 acres on a portion of the property commonly referred to as International Village. To accommodate the proposed use, the applicant seeks to rezone multiple parcels from Village Commercial (VC) to Industrial Transitional (IT). For the property to be rezoned, the proposed use must be aligned with the Future Land Use Map. This is per Sec. 280-13(b) of the UDO, which states, "No Zoning Map amendment shall be considered if it is not consistent with the Future Development Map." The Future Land Use Map calls for the future land use of the subject parcels to be "office" use. Therefore, the Future Land Use Map must be amended from "office" to "industrial" use for the subject parcels. Most of the subject parcels are located in the Aviation District Character Area, shown in red on the Character Areas Map, but several of the subject parcels are located in the Downtown Chamblee Character Area. Industrial Transitional (IT) is a recommended zoning district in the Aviation District Character Area, but is not in the Downtown Chamblee Character Area. In order for the map to be amended, several of the subject parcels located along Burk Dr would need to be reassigned from the Downtown Chamblee Character Area to the Aviation District Character Area. Along with a proposed amended Future Land Use Map is also attached a proposed amended Character Area Map that shows the parcels along Burk Dr reassigned to the Aviation District Character Area.

**Staff Recommendation:**

Based on analysis using the standards and criteria found in Chapter 280 of the UDO, Staff recommends **DENIAL** of the Future Land Use Map amendment.

Should Council desire to approve the Future Land Use Map amendment, Staff recommends it also amend the Character Areas Map, and that both be done by the adoption of the attached Resolution and the following exhibit:

**Exhibit A: Proposed Future Land Use Map and Character Areas Map**

**Attachment List:**

Memo for FLU Map Amendment Resolution (DOCX)

1 - Resolution to adopt the FLU Map and Character Areas (DOCX)

2 - Exhibit A Proposed FLU Map and Character Areas Map (PDF)

3 - Existing FLU Map and Character Areas Map (PDF)

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Review:

Andrew Russell      Completed      03/04/2021 4:27 PM

Jon Walker            Completed      03/04/2021 4:33 PM

City Council           Completed      03/11/2021 6:00 PM