

DEKALB COUNTY DEPARTMENT OF DEVELOPMENT SERVICES

PLANNING • BUILDING • GIS

301 S. Union St., Auburn IN 46706

Planning: 260.925.1923 • Building: 260.925.3021 • GIS: 260.927.2356 • Fax: 260.927.4791

AGENDA

DeKalb County Plan Commission

Plan Commission

Commissioners Court – 2nd Floor DeKalb County Court House

Wednesday, June 18, 2025

7:00 PM

To view the livestream, click here: <https://tinyurl.com/YouTubeDCPC>

1. Roll call
2. Pledge of Allegiance
3. Prayer
4. Approval of Minutes: May 6, 2025
5. Consideration of Claims: May 2025

Payroll	\$26,002.04
Amazon – Office Supplies	\$43.94
EagleView Imagery	\$56,407.50
Granicus Invoice	\$15,542.98
HWC Consultant Fees	\$1,276.22
Lassus	\$252.94
Verizon	\$117.21
WestWood Car Wash	\$18.00
TOTAL:	\$99,660.83

6. Old Business: None

7. New Business:

Petition #25-22– Schlemmer Enterprises, LLC requesting a Zone Map Amendment of approximately 5 acres from C4, Highway Commercial and I2, Low Intensity Industrial. The property is located at 6481 Merchants Dr. & 6485 Merchants Dr., LaOtto, Indiana

8. DeKalb 2040 – Comprehensive Plan Update
9. Reports from Officers, Committees, Staff or Town/City Liaisons
10. Comments from Public in Attendance
11. Adjournment

Next Meeting: July 16, 2025

If you cannot attend, please contact Meredith Reith:

mreith@co.dekalb.in.us or (260) 925-1923

***PLEASE ENTER THROUGH THE NORTH DOOR OF
COURTHOUSE LOCATED ON SEVENTH STREET***

****Cellphones, tablets, laptops, & weapons are prohibited****

MINUTES
DEKALB COUNTY PLAN COMMISSION
Tuesday May 6, 2025

The Regular Meeting of the DeKalb County Plan Commission was called to order at 8:30 a.m. in the DeKalb County Commissioner's Courtroom by Plan Commission President, Jason Carnahan

ROLL CALL:

Members Present: Jason Carnahan, William Van Wye, William Hartman, Tyler Lanning, Suzanne Davis, Angie Holt, Sandra Harrison, Jerry Yoder, Frank Pulver, and Elysia Rodgers.

Members Absent: None

Staff Present: Director/Zoning Administrator Chris Gaumer, and Secretary Meredith Reith.

Staff Absent: Plan Commission Attorney Andrew Kruse

Community Representatives Present: Mike Makarewich

Public in Attendance: Jim Kelham, Brett Miller, Brian Wiedemann, Joe DePrisco, John Shipe, and Jared Malcolm.

PLEDGE OF ALLEGIANCE:

Jason Carnahan led The Pledge of Allegiance.

PRAYER:

Jerry Yoder led in prayer.

APPROVAL OF MINUTES:

Motioned by Sandy Harrison to approve the April 1, 2025 meeting minutes. Seconded by Suzanne Davis. None opposed. Motion carried.

CONSIDERATION OF CLAIMS:

Jason Carnahan inquired about any comments, questions, or motions to approve April 2025 claims (March & April Payroll), totaling \$49,705.01

William Van Wye motioned to approve claims seconded by Suzanne Davis. None opposed. Motion carried.

OLD BUSINESS: None

NEW BUSINESS:

Petition #25-08 – Joe DePrisco requesting a Zone Map Amendment of approximately 14.35 acres from R1, Low Density Residential to A2, Agricultural. The property is located at the southeast corner of County Road 327 and County Road 68, Garrett, Indiana

Chris Gaumer read the petition and staff report. He stated that the existing zoning is R1, Low Density Residential and the applicant wishes to zone it to A2. He stated that Joe DePrisco has purchased the property and is looking to build a new single-family home. He's potentially wanting to raise some farm animals on the property. In the R1 zoning district, the raising of farm animals is not permitted. He stated that the Plan Commission should note that this is the second step in having this property buildable. The Plat Committee has approved the Minor Subdivision for this property. Once this rezone would be approved, he could begin permitting for the new home. He went over the existing and proposed zoning as to what can be permitted. He stated that Mr. DePrisco is here to answer any questions anyone would have.

Mr. Van Wye asked if this petition was a rehearing.

Mr. Gaumer stated that the mailing notices weren't completed and this is why. This is not a rehearing, it's a new hearing due to the mailing notices not being completed.

Mr. Gaumer asked Joe DePrisco to come up and explain what he proposes to do.

Joe DePrisco approached the podium stating that he apologized for missing a step in getting the mailing out. He stated that this will be a single-family home, and his granddaughter is bugging him about getting some horses. He stated that he would like to continue to farm the property and rent it out to farm. He stated that when he first looked at the property it had A1 zoning. He had assumed a much larger portion was A1 and it was only a small corner of the parcel. He added that he did not have any interest in developing the property into a residential subdivision.

Mr. Van Wye asked if that part of it was zoned A1.

Mr. Gaumer stated that he didn't know if any of it was zoned A1.

Mr. DePrisco stated that there's a tiny little corner that's zoned A1.

Mr. Gaumer added that the property does have R1 and A2. There's a little part on the east side that goes into this parcel. Once this gets rezoned this zoning issue will be addressed.

Mr. Carnahan asked if there was any discussion amongst the board before we moved onto the Findings.

William Hartman commented that he wanted to discuss like in previous meetings that he was against the A2 zoning. He addressed the allowance of Confined Feeding Operations in the A2 zoning district. He stated that if this was to change hands this wouldn't be a very good fit for this location.

Mr. Carnahan asked if there were any further questions or comments from the board. Hearing None. He opened the public portion of the hearing up to any comments for or against this petition.

Jim Kelham approached the podium stating that he was curious as to the zoning change. He stated that he and his neighbors were concerned and didn't really have anything against this rezone. He stated that this property has been farmed for years. He stated that Mr. DePrisco would like to raise some horses and he doesn't believe this will be a problem. He added that if it was something major, like an operation they would have a problem with it.

Mr. Carnahan asked if there were any further comments from the public. Hearing None. He closed the public portion of the hearing. He asked Elysia Rodgers to move onto the Findings.

Elysia Rodgers went through the Findings of Fact.

JURISDICTIONAL FINDINGS:

The Petitioner has complied with the rules and regulations of the Plan Commission in filing appropriate forms and reports.

1. Application completed and filed on **January 6, 2025**
2. Legal notice published in The Star on **April 25, 2025** and Publishers Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Non-Objection letter from the County Board of Health, dated **January 9, 2025**
5. Non-Objection letter from the County Highway Department, dated **January 8, 2025**
6. Non-Objection letter from the DeKalb County Soil & Water Conservation District, dated **January 8, 2025**
7. Non-Objection letter from the County Surveyor, dated **January 8, 2025**
8. Letter from the DeKalb County Airport Authority is not applicable.

FINDINGS OF FACT:

1. Is the change in zoning paying reasonable regard to the Comprehensive Plan?
The subject area has a Future Land Use (FLU) designation of Mixed Agricultural/Rural Residential. The proposed zoning district is not necessarily compatible with this FLU designation, but the designation does not limit the Zoning Districts that can be located within it.

2. Is the change in zoning paying reasonable regard to the current conditions and the character of current structures and uses in each district?
The existing development surrounding the property is agricultural and residential in use. This change in zoning will be consistent with the surrounding properties and the current conditions and character of current structures and land uses in the area.
3. Is the change in zoning paying reasonable regard to the most desirable use for which the land in each district is adapted?
The proposed zoning district is desirable for this property and the area.
4. Is the change in zoning paying reasonable regard to the conservation of property values throughout the jurisdiction?
The property values of the area should not be disturbed negatively.
5. Is the change in zoning paying reasonable regard to responsible development and growth?
In changing the zoning of the property to A2, Agricultural, the Plan Commission will be promoting the desired use of the land while promoting responsible development and growth.

IT IS, THEREFORE, THE DECISION OF THE PLAN COMMISSION THAT THIS ZONE MAP AMENDMENT, PETITION #25-08 DEPRISCO REZONE, IS HEREBY CERTIFYING A FAVORABLE RECOMMENDATION TO THE COUNTY COMMISSIONERS ON THIS 6TH DAY OF MAY 2025.

Motion made by: Suzanne Davis Seconded by: Sandra Harrison

Vote tally: Yes: 8 No: 1 (William Hartman)

Jason Carnahan

William Van Wye

William Hartman

Sandra Harrison

Tyler Lanning

Suzanne Davis

Angie Holt

Jerry Yoder

Frank Pulver

Petition #25-14 – Sara L. & Richard D. Conrow requesting a 1 Lot Subdivision known as LG Ranch. The proposed 1 lot subdivision will be a total of 62.189 acres. The subdivision will be used for a single-family residence. The property is located on the north side of County Road 8, approximately one quarter mile east of the intersection of County Road 8 & State Road 327, Corunna, Indiana and is zoned A2, Agricultural.

Mr. Carnahan read the proposed petition.

Mr. Gaumer read the staff report. He stated that Brian Wiedemann is here to answer any questions that the board may have.

Mr. Van Wye stated that it's being split off so another house can be built there. He asked if the house would be up along CR 8.

Mr. Gaumer stated that the soil borings are in the back at the rear of the property. He assumed that the house would be located near the rear somewhere.

Brian Wiedemann with On The Mark Land Surveying stated that he believed that the house would be located on the north side of the drain.

Mr. Van Wye asked if this was an open ditch through there.

Mr. Gaumer stated that it wasn't an open ditch but a regulated drain.

Mr. Carnahan asked if there were any further questions or comments from the board. Hearing None. He opened the public portion of the hearing up to any comments for or against this petition. Hearing None. He closed the public portion of the hearing. He asked Elysia Rodgers to move onto the Findings.

Mrs. Rodgers went through the Findings of Fact.

JURISDICTIONAL FINDINGS:

The petitioner has complied with the rules and regulations of the Plan Commission in filing appropriate forms and reports.

1. Application completed and filed on **March 20, 2025**
2. Legal notice published in The Star on **April 25, 2025** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **April 9, 2025**
5. Letter from County Highway dated **April 1, 2025**
6. Report from the DeKalb County Soil & Water Conservation District, dated **April 1, 2025**
7. Letter from the Drainage Board, dated **April 17, 2025**
8. Airport Board report, if applicable: **not applicable.**
9. Plat prepared by **On The Mark Land Surveying**
10. The real estate to be developed is in Zoning District A2 which permits the requested development.

FINDINGS OF FACT:

1. Does the proposed Minor Subdivision adequately conform to the Comprehensive Plan?
Yes, the subdivision will be used for residential use which is compatible with the existing and adjacent land uses.
2. Does the Minor Subdivision conform to the following UDO standards:
 - a. Minimum width, depth & area of lot(s).
Yes. See Plat & Staff Report.
 - b. Public way widths, grades, curves & the coordination of public ways with current and planned public ways, if applicable or required.
Adequate access off County Road 8 with dedication of right of way. Driveway locations have been reviewed and approved by the DeKalb County Highway Dept.
 - c. The extension of water, sewer & other municipal services, if applicable or required.
Not applicable. Private septic system will be utilized.
 - d. The allocation of areas to be used as public ways, parks, and schools, public and semipublic buildings, homes, businesses, and utilities, if applicable or required.
None required.

Standard Conditions to be recorded on or with the plat:

1. This lot shall be included in any subdivision arising from any further development from the land involved. However, there is no intention that any terms, conditions, or restrictions on a future plat will have any retroactive applicability to this division of land.
2. There shall be compliance with the laws and regulations of any Federal, State, or local agency.
3. No offsite drainage, existing surface water or existing tiled water drainage, crossing over said real estate shall be obstructed by any development on the site. The Plan Commission may enforce these conditions by injunctive relief with attorney fees.
4. The appropriate agricultural covenants, drainage covenants and airport zone covenants shall be on the plat, if required.

Conditions that will not be recorded but must be met:

1. Comply with the Staff Report.
2. Comply with any applicable Environmental Standards as required in Article 5, 5.11; EN-01, in the Unified Development Ordinance.
3. Comply with the Flood Hazard Area for DeKalb County Ordinance and any wetland laws and regulations, if required.
4. The plat shall not be recorded until the applicant files written evidence of compliance with any conditions of the DeKalb County Board of Health, DeKalb County Highway Dept., DeKalb County Drainage Board or DeKalb County Surveyor, DeKalb County Airport, DeKalb County Soil & Water Conservation District, or other agency as applicable. File written evidence of compliance with Federal or State agencies where identified in the findings or conditions. The Zoning Administrator to determine when conditions have been met.

IT IS, THEREFORE, THE DECISION OF THE PLAN COMMISSION TO ADOPT SAID FINDINGS AND THAT THIS MINOR SUBDIVISION PETITION #25-14, IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL ON THIS 6th DAY OF MAY 2025.

Motion made by: William Hartman

Seconded by: Jerry Yoder

Vote tally: Yes: 9

No: 0

Jason Carnahan

William Van Wye

William Hartman

Sandra Harrison

Tyler Lanning

Suzanne Davis

Angie Holt

Jerry Yoder

Frank Pulver

Petition #25-15 – Win Cazemier and Marjan Cazemier Jager requesting a Replat of Storer’s Addition, Lot 3. The purpose of the replat will be reducing the lot size of Lot 3. The remainder of the Lot 3 will be non-buildable. The property is located at 6671 County Road 63, Spencerville, Indiana and is zoned A2, Agricultural.

Mr. Carnahan read the proposed petition.

Mr. Gaumer read the staff report. He stated that for this RePlat Lot 3 encompasses what’s in the blue. The remaining Lot 3 to the north will be non-buildable. He stated that if anyone has any questions Miller Land Surveying is here to answer them.

Mr. Carnahan asked if there were any further questions or comments from the board. Hearing None. He opened the public portion of the hearing up to any comments for or against this petition. Hearing None. He closed the public portion of the hearing. He asked Elysia Rodgers to move onto the Findings.

Mrs. Rodgers went through the Findings of Fact.

JURISDICTIONAL FINDINGS:

The petitioner has complied with the rules and regulations of the Plan Commission in filing appropriate forms and reports.

1. Application completed and filed on **April 1, 2025**
2. Legal notice published in The Star on **April 25, 2025** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **April 9, 2025**
5. Letter from County Highway dated **April 3, 2025**
6. Report from the DeKalb County Soil & Water Conservation District, dated **April 2, 2025**
7. Letter from the Drainage Board, dated **April 17, 2025**
8. Airport Board report, if applicable: **not applicable.**
9. Plat prepared by **Miller Land Surveying**
10. The real estate to be developed is in Zoning District A2 which permits the requested development.

FINDINGS OF FACT:

1. Does the proposed Minor Subdivision (RePlat) adequately conform to the Comprehensive Plan?
Yes, the subdivision will be used for residential use which is compatible with the existing and adjacent land uses.
2. Does the Minor Subdivision (RePlat) conform to the following UDO standards:
 - a. Minimum width, depth & area of lot(s).
Yes. See Plat & Staff Report.
 - b. Public way widths, grades, curves & the coordination of public ways with current and planned public ways, if applicable or required.
Adequate access off County Road 63 with dedication of right of way where required. The existing driveway will be utilized.
 - c. The extension of water, sewer & other municipal services, if applicable or required.
Not applicable. The existing private septic system will be utilized.
 - d. The allocation of areas to be used as public ways, parks, and schools, public and semipublic buildings, homes, businesses, and utilities, if applicable or required.
None required.

Standard Conditions to be recorded on or with the plat:

1. This lot shall be included in any subdivision arising from any further development from the land involved. However, there is no intention that any terms, conditions, or restrictions on a future plat will have any retroactive applicability to this division of land.
2. There shall be compliance with the laws and regulations of any Federal, State, or local agency.
3. No offsite drainage, existing surface water or existing tiled water drainage, crossing over said real estate shall be obstructed by any development on the site. The Plan Commission may enforce these conditions by injunctive relief with attorney fees.
4. The appropriate agricultural covenants, drainage covenants and airport zone covenants shall be on the plat, if required.

Conditions that will not be recorded but must be met:

1. Comply with the Staff Report.
2. Comply with any applicable Environmental Standards as required in Article 5, 5.11; EN-01, in the Unified Development Ordinance.
3. Comply with the Flood Hazard Area for DeKalb County Ordinance and any wetland laws and regulations, if required.
4. The plat shall not be recorded until the applicant files written evidence of compliance with any conditions of the DeKalb County Board of Health, DeKalb County Highway Dept., DeKalb County Drainage Board or DeKalb County Surveyor, DeKalb County Airport, DeKalb County Soil & Water Conservation District, or other agency as applicable. File written evidence of compliance with Federal or State agencies where identified in the findings or conditions. The Zoning Administrator to determine when conditions have been met.

Comments from Board: Jerry Yoder asked who would own the remaining northern side of Lot 3.

Mr. Gaumer stated that the daughters own the property. He stated that both parcels will remain as the same owners. He believed that it was a mortgage issue as to why the 12 acres needs to be split out.

Mr. Yoder stated that Lot 3 because of the two splits already that will never be able to be developed.

Mr. Gaumer stated that they could come back and RePlat again. He assumed that when the mortgage is gone they will combine the property back.

IT IS, THEREFORE, THE DECISION OF THE PLAN COMMISSION TO ADOPT SAID FINDINGS AND THAT THIS REPLAT PETITION #25-15, IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL ON THIS 6th DAY OF MAY 2025.

Motion made by: Sandra Harrison

Seconded by: Suzanne Davis

Vote tally: Yes: 9

No: 0

Jason Carnahan

William Van Wye

William Hartman

Sandra Harrison

Tyler Lanning

Suzanne Davis

Angie Holt

Jerry Yoder

Frank Pulver

DeKalb 2040 – Comprehensive Plan Update:

Mr. Gaumer informed everyone that all the focus groups are finished along with the public workshops being held. He stated that there was more attendance at the Butler City Hall than the Jam Center in Garrett. The discussion for the focus group topics were more in depth at Butler than in Garrett. He addressed that the Online Survey is going till the end of May so if anyone hasn't, please do it. After this we will be launching the Online Workshop. This is basically the public workshop but in an online form. After this HWC will take all this information and get the first draft done for the stakeholder meeting in August or September. Once this is completed it will be ready as a first draft for public input.

REPORTS FROM OFFICERS, COMMITTEES, STAFF OR TOWN/CITY LIAINSONS:

Mrs. Davis informed the board that the City of Auburn had a meeting to bring forward some ordinance changes at the next meetings.

Mrs. Holt informed the board that there was no meeting for the City of Waterloo. She stated that they received notice that they didn't receive the Planning Grant. The next Grant is due May 16th.

Mrs. Harrison informed the board that the City of Butler rescheduled there April meeting to May 12th. She stated that the City of Hamiton had no meeting and is hoping to have a meeting in June.

Mr. Pulver informed the board that there was no meeting for the City of Garrett.

Mr. Van Wye informed the board that there was no meeting for the City of Ashley.

COMMENTS/QUESTIONS FROM THE PUBLIC IN ATTENDANCE:

None

ADJOURNMENT:

Jason Carnahan adjourned the meeting at 9:13 a.m.

President – Jason Carnahan

Secretary – Meredith Reith

DeKalb County Department of Development Services
Planning, Building & GIS
301 S. Union St.
Auburn, IN 46706
Ph: 260-925-1923
Fax: 260-927-4791

FOR OFFICE USE ONLY:
File Number: 25-22
Date Application Filed: 5/16/2025
Fee Paid: PACK #202

**Application for Amendment to Zone Map (Rezone)
(Section 9.06)**

This application must be completed and filed with the DeKalb County Department of Development Services in accordance with the meeting schedule.

APPLICANT INFORMATION

Applicant's Name: Schlemmer Enterprises, LLC
Address: 6485 MERCHANTS DR
LAOTTO, IN 46763-9629
Telephone Number: 260-348-1447 E-Mail: mike@trademygun.com

OWNER INFORMATION (if different from applicant information)

Owner's Name: Michael Schlemmer
Address: 5360W 760N
ORLAND, IN 46776
Telephone Number: 260-348-1447 E-Mail: mike@trademygun.com

REPRESENTATIVE INFORMATION (if different from applicant information)

Representative: Jody Schlemmer
Address: 5360W 760N
ORLAND, IN 46776
Telephone Number: 260-348-1149 E-Mail: Jschlemmerappraisals@gmail.com

Legal Ad Payment & Public Hearing Notifications: Applicant Owner Representative

Existing Zoning Classification of Property: C4

Proposed Zoning Classification of Property: I2

Address or Legal description of property:

6481+ 6485 MERCHANTS DRIVE LAOTTO IN 46763
LAOTTO BUSINESS PARK SEC II

Percentage of Property Owners Included: 100% - MANAGING MEMBER

Statement or reason for the request for a Zone Map Amendment:

OUR BUILDING IS EMPTY AND WE WISH TO FIND A NEW TENANT. PROSPECTIVE
TENANT REQUIRES I2 ZONING.

By my signature, I acknowledge the above information and attached exhibits, to my knowledge and belief, are true and correct.

Applicant's Signature: Michael Schlemmer
(If signed by representative for applicant, state capacity)

5/14/2025

This staff report is prepared by the DeKalb County Department of Development Services to provide information to the Plan Commission to assist them in making a decision on this application. It may also be useful to members of the public interested in this application.

SUMMARY FACTS:

APPLICANT: Schlemmer Enterprises, LLC
SUBJECT SITE: 6481 Merchants Dr, LaOtto
6485 Merchants Dr, LaOtto
REQUEST: Zone Map Amendment
EXISTING ZONING: C4, Highway Commercial
PROPOSED ZONING: I2, Low Intensity Industrial
SURROUNDING LAND North: Gas Station (C2)
USES AND ZONING: South: Paint Ball/Farm ground (C4)
East: Drainage/Farm ground (C2 & C4)
West: Retail/Construction Company (C2)

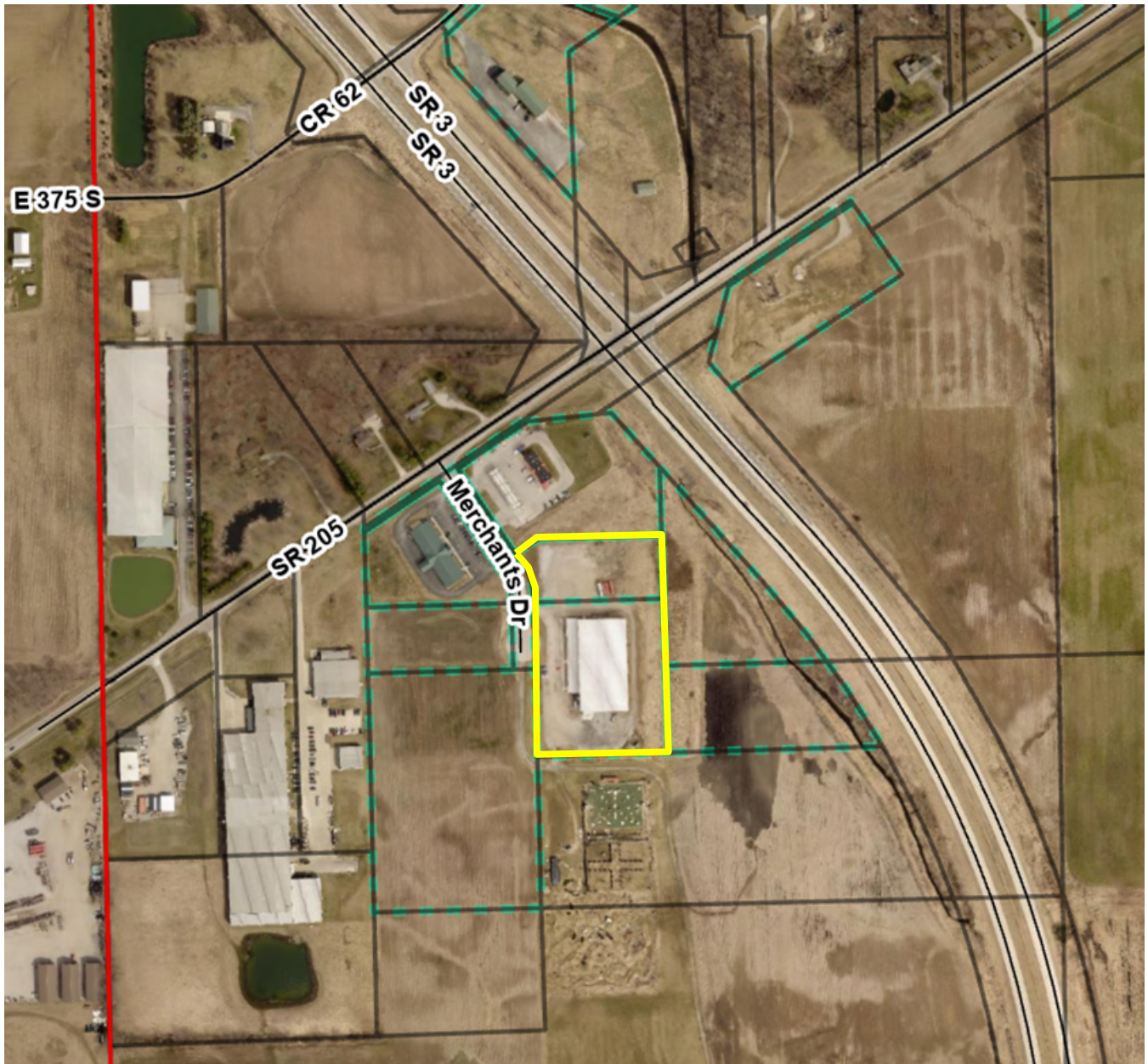
ANALYSIS:

The information provided in this staff report has been included for the purpose of reviewing the proposed zone map amendment (rezoning). Since the rezoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review and/or Development Plan process to address development regulations, if required.

The request is to rezone approximately 5 acres from C4, Highway Commercial to I2, Low Intensity Industrial. The property is located at 6481 & 6485 Merchants Dr., LaOtto. See Location Map.

The purpose of the rezone proposed by the owner is the perspective buyer of the property requires an I2 Zoning District.

LOCATION MAP:

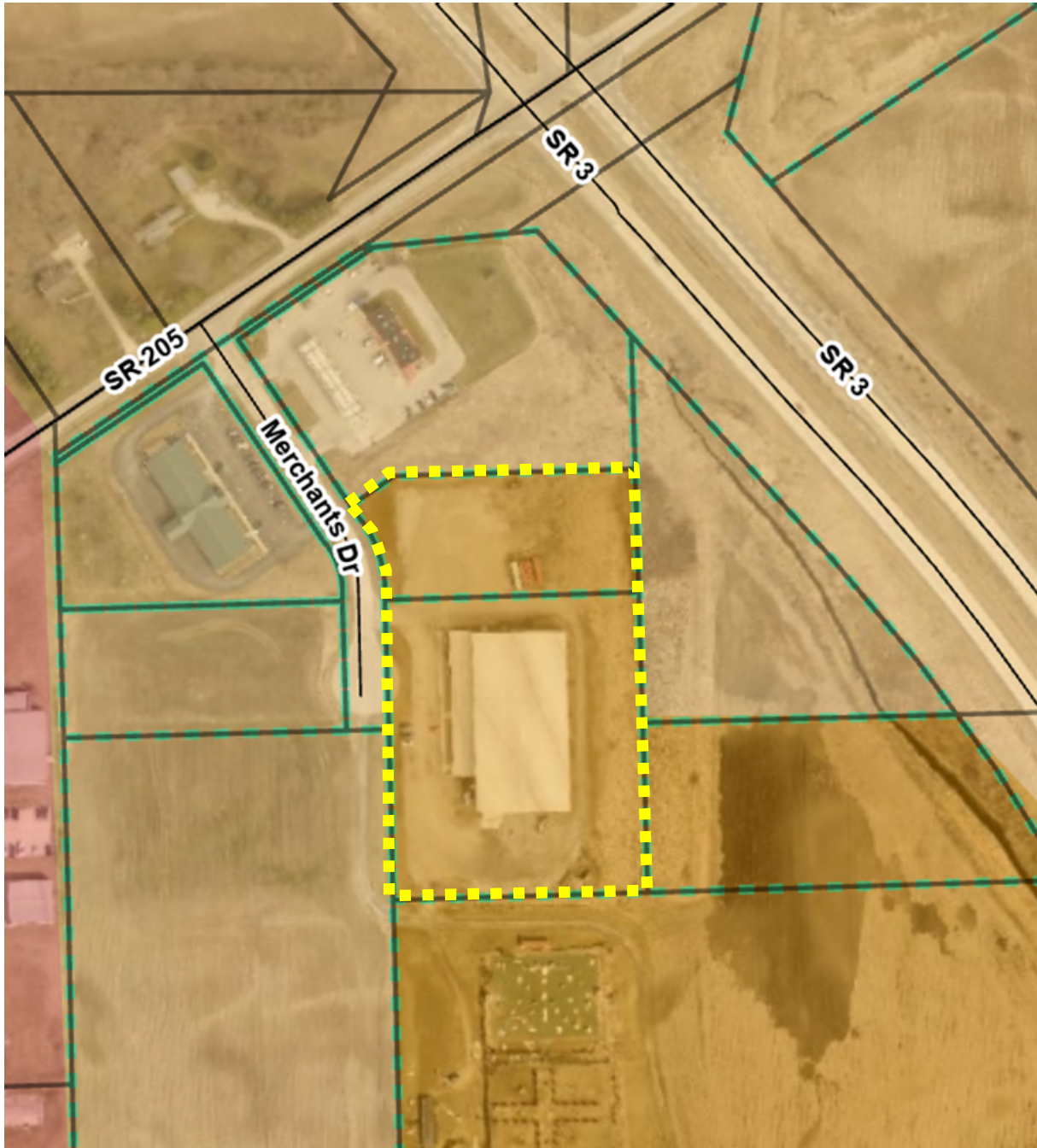


Yellow Outline: Subject Area
Red Outline: DeKalb/Noble County Line



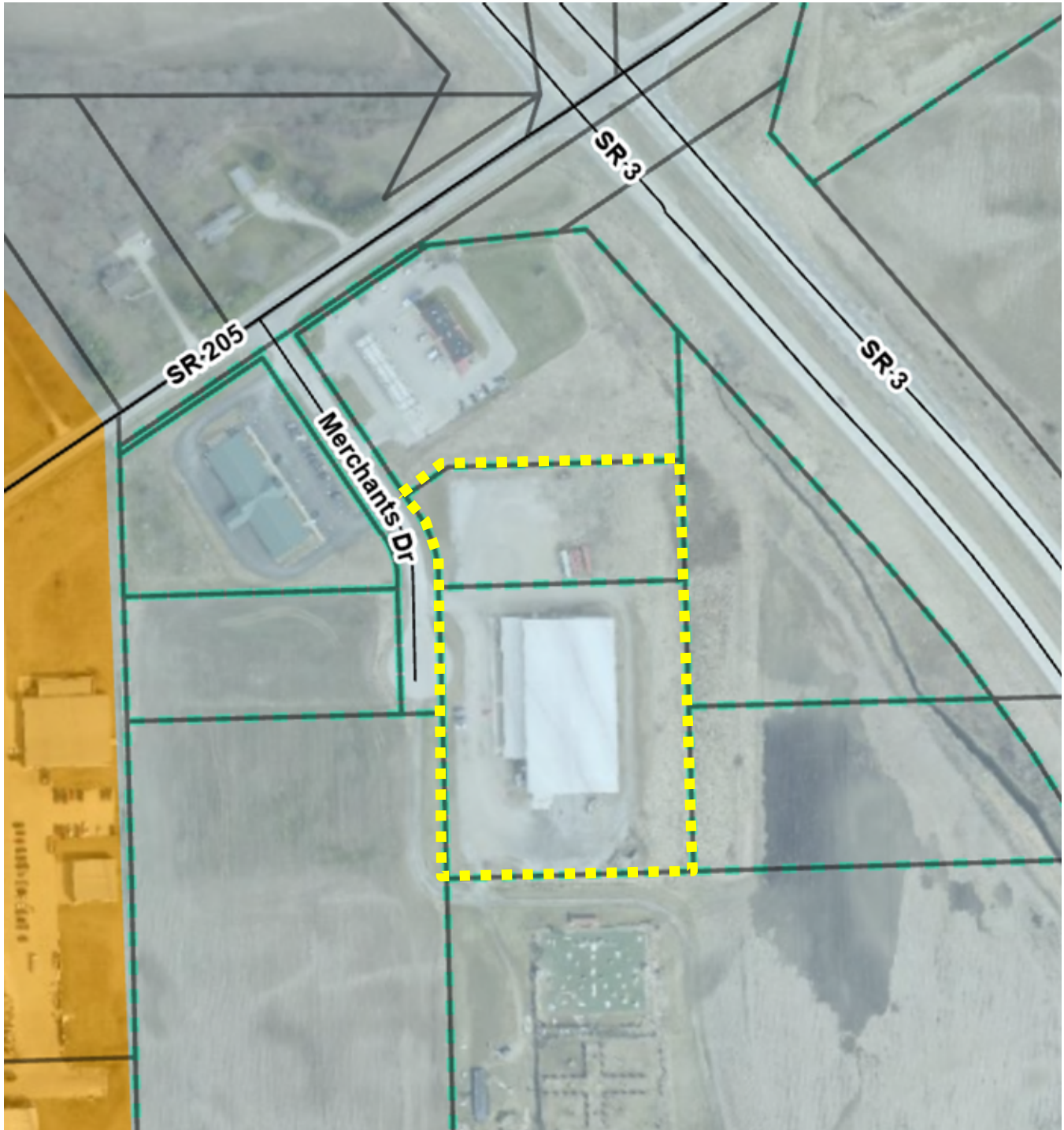
Yellow Outline: Subject Area

EXISTING ZONING MAP:



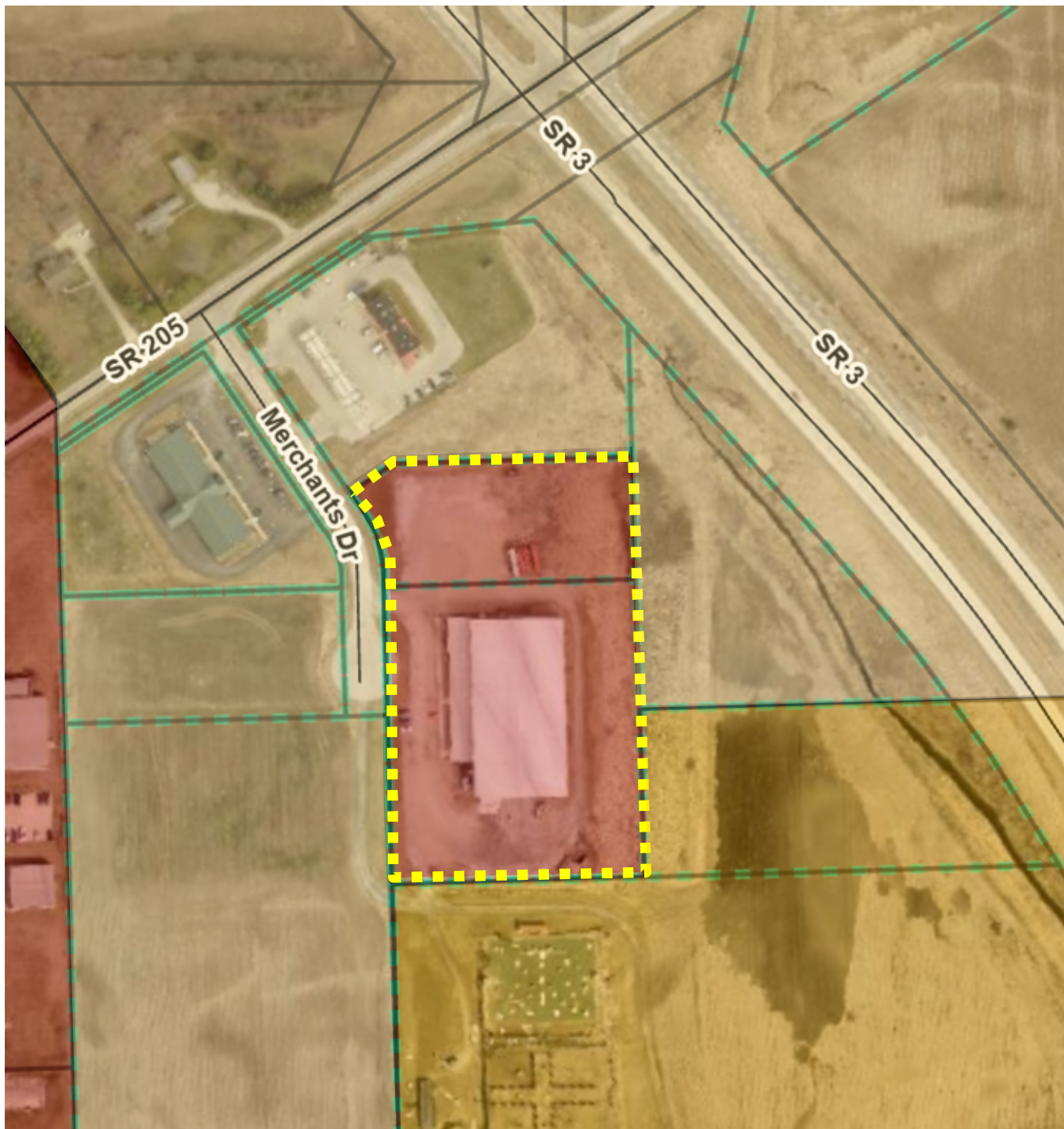
Orange: C4, Highway Commercial (existing zoning)
Red: I2, Low Intensity Industrial
Light Orange: C2, Neighborhood Commercial
Yellow Outline: Subject Area

FUTURE LAND USE MAP:



Orange: Industrial Use
Blue: Commercial Use
Yellow Outline: Subject Area

PROPOSED ZONING MAP:



- Red: I2, Low Intensity Industrial (proposed zoning)
- Orange: C4, Highway Commercial
- Light Orange: C2, Neighborhood Commercial
- Yellow Outline: Subject Area

Differences between the C4, Highway Commercial (Existing) and the I2, Low Intensity Industrial (Proposed) Zoning Districts:

C4: Highway Commercial: This district is established for single-family detached homes with small to medium sized lots.

Permitted uses within the C4 zoning district include the following (page 2-34 of the UDO).

Agricultural Permitted Uses

- Agricultural Crop Production

Commercial Permitted Uses

- Art Gallery
- Automobile Gas Station
- Bakery (small)
- Bank Machine/ATM
- Convenience Store
- Delicatessen
- Flower Shop
- Hotel/Motel

Commercial Permitted Uses (Cont'd)

- Sexually Oriented Accessory Retail Business
- Truck Stop
- Vehicle Sales

Industrial Permitted Uses

- Telecommunication Facility

Institutional Permitted Uses

- Hospital
- Post Office

I2: Low Intensity Industrial: This district is established for open space, parks and recreational areas. **Permitted uses within the I2 zoning district include the following (page 2-38 of the UDO).**

Agricultural Permitted Uses

- Agricultural Crop Production

Commercial Permitted Uses

- Automobile Gas Station
- Sexually Oriented Retail Business

Industrial Permitted Uses

- Assembly
- Distribution Facility
- Flex-Space
- Food Production/Processing
- Manufacturing, Light
- Manufacturing, Heavy
- Printing Press Facility
- Radio/TV Station
- Research Center

Industrial Permitted Uses (cont'd)

- Sign Painting/Fabrication
- Telecommunication Facility
- Testing Lab
- Tool and Dye Shop
- Utility Facility, Above-Ground
- Warehouse
- Water Treatment Plant
- Welding

Institutional Permitted Uses

- Government Operation(non-office)
- Recycling Collection Point

Unified Development Ordinance Requirements

When considering a zone map amendment, the DeKalb County Plan Commission and the County Commissioners are obligated — under Section 9.06 G(3) of the DeKalb County Unified Development Ordinance — to pay reasonable regard to the following:

- a. The Comprehensive Plan;
- b. Current conditions and the character of current structures and uses in each district;
- c. The most desirable use for which the land in each district is adapted;
- d. The conservation of property values throughout the jurisdiction; and
- e. Responsible development and growth

JURISDICTIONAL FINDINGS:

The petitioner has complied with the rules and regulations of the Plan Commission in filing appropriate forms and reports.

1. Application completed and filed on **May 16, 2025**
2. Legal notice published in The Star on **July 6, 2025** and Publishers Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Non-Objection letter from the County Board of Health, dated **May 22, 2025**
5. Non-Objection letter from the County Highway Department, dated **May 19, 2025**
6. Non-Objection letter from the DeKalb County Soil & Water Conservation District, dated **May 19, 2025**
7. Non-Objection letter from the County Surveyor, dated **May 19, 2025**
8. Letter from the DeKalb County Airport Authority is not applicable.

UDO & STATUTORY MATTERS TO CONSIDER:

1. Is the change in zoning paying reasonable regard to the Comprehensive Plan?
The subject area has a Future Land Use (FLU) designation of Commercial. The proposed zoning district is not necessarily compatible with this FLU designation, but the designation does not limit the Zoning Districts that can be located within it.
2. Is the change in zoning paying reasonable regard to the current conditions and the character of current structures and uses in each district?
The existing development surrounding the property is commercial and industrial in use. This change in zoning will be consistent with the surrounding properties and the current conditions and character of current structures and land uses in the area.
3. Is the change in zoning paying reasonable regard to the most desirable use for which the land in each district is adapted?
The proposed zoning district is desirable for this property and the area.
4. Is the change in zoning paying reasonable regard to the conservation of property values throughout the jurisdiction?
The property values of the area should not be disturbed negatively.
5. Is the change in zoning paying reasonable regard to responsible development and growth?
In changing the zoning of the property to I2, Low Intensity Industrial, the Plan Commission will be promoting the desired use of the land while promoting responsible development and growth.

PLANNING STAFF RECOMMENDATIONS/COMMENTS:

Staff is recommending a favorable recommendation to the County Commissioners for the requested Zone Map Amendment. Should there be any conditions or commitments made by the Plan Commission and adopted by the County Commissioners, they shall be written and recorded in the Office of the DeKalb County Recorder.