



Legislation Details (With Text)

**File #:** 2018-2774    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Preliminary Item  
**File created:** 9/28/2018    **In control:** Board of Commissioners - Zoning Meeting  
**On agenda:** 11/13/2018    **Final action:**  
**Title:** COMMISSION DISTRICT(S): 5 & 7  
Application of Joseph Cooley to rezone property from RE (Residential Estate) District to M (Light Industrial) District to allow future industrial uses in accordance with Section 27-4.1 of the DeKalb County Zoning Ordinance, at 2346 Pine Mountain Street.

**Indexes:**

**Attachments:** 1. Z 18 1235197 RECOMMENDED CONDITIONS, 2. N3 Joseph Cooley Z 18 1235197

| Date       | Ver. | Action By                               | Action | Result |
|------------|------|---|--------|--------|
| 11/13/2018 | 1    | Board of Commissioners - Zoning Meeting |        |        |
| 11/1/2018  | 1    | Planning Commission                     | denied | Pass   |

**Public Hearing:** YES  NO     **Department:** Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S): 5 & 7**  
**Application of Joseph Cooley to rezone property from RE (Residential Estate) District to M (Light Industrial) District to allow future industrial uses in accordance with Section 27-4.1 of the DeKalb County Zoning Ordinance, at 2346 Pine Mountain Street.**

**PETITION NO: N3. Z-18-1235197**

**PROPOSED USE: Future Industrial**

**LOCATION: 2346 Pine Mountain Street**

**PARCEL NO. : 16 168 01 008**

**INFO. CONTACT: Marian Eisenberg**

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

**PURPOSE:**

Application of Joseph Cooley to rezone property from RE (Residential Estate) District to M (Light Industrial) District to allow future industrial uses in accordance with Section 27-4.1 of the DeKalb County Zoning Ordinance. The property is located on the east side of Pine Mountain Street, approximately 20 feet north of Pine Mountain Road, at 2346 Pine Mountain Street in Lithonia, Georgia. The property has approximately 78 feet of frontage along Pine Mountain Street and contains 1.22 acres.

**RECOMMENDATION:**

**COMMUNITY COUNCIL: DENIAL**

**PLANNING COMMISSION: DENIAL**

**PLANNING STAFF: APPROVAL WITH CONDITIONS**

**STAFF ANALYSIS:** There is a companion Land Use Amendment case (LP-18-1235072) which proposes to change the Character Area from SUB (Suburban) to LIND (Light Industrial) since M is not allowed in a SUB character area. The proposed M zoning is consistent with the predominant LIND Character area designation in the surrounding area, the policies and strategies of the Comprehensive Plan's LIND character area calling for designating specific areas through the use of zoning and other land use tools for industrial development (LIND Policy #7), and is a permitted zoning district in the LIND Character Area per Table 1.2 of the Zoning Ordinance (Character Areas and Permitted Zoning Districts). Based on the submitted information the proposed M district appears to be suitable since it is consistent with the predominant M (Light Industrial) zoning pattern along this stretch of Pine Mountain Street. With Staff's recommended conditions pertaining to restricting the number of driveways and prohibiting heavy vehicles and equipment from the Pine Mountain access, it appears that the zoning proposal would not have adverse impacts on the surrounding single-family residential homes that are currently located on industrial (M) zoned properties. Therefore, it is the recommendation of the Planning and Sustainability Department that the application be "Approved, with Staff's recommended conditions".

**PLANNING COMMISSION VOTE: DENIAL 6-0-0. M. Butts moved, V. Moore seconded for Denial.**

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: Denial 9-0-0.** Community Council recommended denial based on negative impact to the community.