



DeKalb County Government

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

Legislation Text

File #: 2020-0605, Version: 1

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 3 & 6

Application of Harold McGlothin for a Special Land Use Permit (SLUP) to allow a Minor Truck Repair establishment within Tier 2 of the Bouldercrest Overlay District and the underlying Light Industrial (M) District in accordance with Section 27-4.2.14.C (Minor Auto Repair Supplemental Regulations) and Section 27-3.39.3 (Permitted Uses) of the Bouldercrest Overlay District, at 3468 Moreland Avenue.

PETITION NO: N8. SLUP-20-1243957 2020-0605

PROPOSED USE: Minor truck repair establishment.

LOCATION: 3468 Moreland Avenue.

PARCEL NO. : 15-015-04-013

INFO. CONTACT: John Reid

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Harold McGlothin for a Special Land Use Permit (SLUP) to allow a Minor Truck Repair establishment within Tier 2 of the Bouldercrest Overlay District and the underlying Light Industrial (M) District in accordance with Section 27-4.2.14.C (Minor Auto Repair Supplemental Regulations) and Section 27-3.39.3 (Permitted Uses) of the Bouldercrest Overlay District. The property is located on property approximately 386 feet east of Moreland Avenue (no property frontage) and 527 feet south of Cedar Grove Road, at 3468 Moreland Avenue, Conley, Georgia. The property has no property frontage along Moreland Avenue (access to Moreland Avenue via easement through adjacent property with frontage on Moreland Avenue) and contains 2.24 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: Approval with Conditions.

PLANNING STAFF: Approval with Conditions.

STAFF ANALYSIS: The proposed request for Minor Truck Repair is required to obtain a Special Land Use Permit (SLUP) in Tier 2 of the Bouldercrest Overlay District. The subject property has access to a four-lane major highway (Moreland Avenue) via an access easement, and Moreland Avenue has access to Interstate 285

approximately one mile away from the subject property. Therefore, the proposed use is consistent with the policies and strategies of the 2035 Comprehensive Plan to locate industrial centers in areas with good access to highways (LIND Policy #9). Given the predominant Light Industrial (M) zoning pattern and truck related businesses (including tractor trailer sales, truck repair, and truck terminal establishments) along this stretch of Moreland Avenue, it appears that the proposed use is compatible with adjacent and surrounding properties. Since variances from some of the standards of the Bouldercrest Overlay District are required, approval cannot be based on the submitted site plan. It is the recommendation of the Planning & Sustainability Department that the SLUP application be “Approved, with Staff’s recommended conditions”.

PLANNING COMMISSION VOTE: Approval with Conditions 8-0-0. V. Moore moved, J. West seconded for Approval with conditions, per Staff recommendation.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 5-2-0. The Council commented that the business was well established before the passage of the Overlay District regulations that require a SLUP. One member commented that the business would generate taxes and jobs.