



# DeKalb County Government

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

## Legislation Text

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**File #:** 2018-2446, **Version:** 1

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**Public Hearing:** YES  NO

**Department:** Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** 4 & 7

N15 Harold L McGlothin Z-18-1235084

**PETITION NO:** Z-18-1235084

**PROPOSED USE:** Retail Uses

**LOCATION:** 4449 Rockbridge Road, Stone Mountain, GA, 30082

**PARCEL NO.:** 18-041-03-004

**INFORMATION CONTACT:** Marian Eisenberg

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

**PURPOSE:**

To rezone property from NS (Neighborhood Shopping) District to the C-1 (Local Commercial) District to develop a 2-story, 10,000 square foot retail building behind the existing commercial building on the site. The property is located on the south side of Rockbridge Road, approximately 359 feet west of Allgood Circle at 4449 Rockbridge Road, Stone Mountain, Georgia. The property has approximately 120 feet of frontage along the south side of Rockbridge Road and contains 0.67 acre.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** Denial

**PLANNING COMMISSION:** Approval with Conditions

**PLANNING STAFF:** Approval with Conditions

**PLANNING STAFF ANALYSIS:**

The applicant is requesting to rezone the property from the NS (Neighborhood Shopping) District to the C-1 (Local Commercial) District. The proposed use is retail and commercial uses. The rezoning request to the C-1 (Local Commercial) District will allow retail, professional and commercial related service establishments and reflect consistency with Commercial Redevelopment Corridor Plan Policy designated by the 2035 Comprehensive Plan: Focus development on parcels that abut or have access to the designated Commercial Redevelopment Corridor. Located on (Rockbridge Road) a minor arterial, there should be no significant impact on traffic. The proposed C-1 (Local Commercial) District is compatible with existing commercial and office

zonings along Rockbridge Road. Compliance to required transitional buffers along residential zoned property lines should mitigate the impact on adjacent residential zoned properties. The Department of Planning and Sustainability recommends, "Approval, subject to the following conditions":

**PLANNING COMMISSION VOTE:** 8-0-0. L. Osler made a motion to approve. It was seconded and approved with Staff's conditions.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** 11-1-0/Denial