



# DeKalb County Government

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

## Legislation Text

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File #: 2018-2411, Version: 4

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Public Hearing: YES  NO

Department: Planning & Sustainability

**SUBJECT:**

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

N13 Aria & Todd Properties, LLC Z 18 1235061

**PETITION NO:** Z 18 1235061

**PROPOSED USE:** Major Auto Repair

**LOCATION:** 6158 and 6166 Memorial Drive

**PARCEL NO.:** 18 091 01 022 & 18 091 01 029

**INFORMATION CONTACT:** Marian Eisenberg

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

**PURPOSE:**

Application of Aria and Todd Properties LLC to rezone properties from C-1 (Local Commercial) District to C-2 (General Commercial) District to allow major auto repair within the existing buildings in accordance with Section 27-4.1 Use Table of the DeKalb County Code. The property is located on the northwest side of Memorial Drive, approximately 1,817 feet east of North Hairston Road at 6158 and 6166 Memorial Drive in Stone Mountain, Georgia. The property has approximately 167 feet of frontage along Memorial Drive and contains 1.3 acres.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** APPROVAL WITH CONDITIONS

**PLANNING COMMISSION:** APPROVAL WITH CONDITIONS

**PLANNING STAFF:** APPROVAL WITH CONDITIONS

**PLANNING STAFF ANALYSIS:** The C-2 rezoning is being requested since the current C-1 zoning district does not allow Major Auto Repair. There is a companion Land Use Amendment case (LP-18-1235115) which proposes to change the Character Area from SUB (Suburban) to CRC (Commercial Redevelopment Corridor) since C-2 is not allowed in a SUB character area. There is also a companion Special Land Use Permit case (SLUP `8 1235179) to allow a major auto repair business in the proposed C-2 district. The proposed C-2 zoning is consistent with the predominant CRC Character area designation to the east and west and the policies and strategies of the Comprehensive Plan's CRC character area calling for focused development on parcels that abut the designated Commercial Redevelopment Corridor along Memorial Drive (CRC Policy #18). The C-2

district is a permitted zoning district in the CRC Character Area per Table 1.2 of the Zoning Ordinance (Character Areas and Permitted Zoning Districts). The zoning request is consistent with the predominant C-2 zoning and auto-related development pattern along this stretch of Memorial Drive. Therefore, it is the recommendation of the Planning & Sustainability Department that the application be “Approved with Staff’s recommended conditions”.

**PLANNING COMMISSION VOTE: APPROVAL WITH CONDITIONS 7-1-0** L. Osler moved, P. Womack, Jr. seconded for approval with Staff’s conditions. J. Johnson opposed.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: APPROVAL WITH CONDITIONS 10-1-0**  
Council recommended approval with the condition that all overnight or weekend parking of vehicles must be located inside a building.