



# DeKalb County Government

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

## Legislation Text

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File #: 2017-1120, Version: 1

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

**SUBJECT:**

**COMMISSION DISTRICT(S):** 5 &7

Text amendment to the DeKalb County Zoning Ordinance, Chapter 27-3.5.15, Tier 3.

**PETITION NO:** TA-18-21950

**PROPOSED USE:** To amend the Stonecrest Overlay to allow uses authorized in the M (Light Industrial) district, and add an exception to the “prohibited uses”

**LOCATION:** North of Covington Highway westerly from Klondike Rd. and south of Swift Street; North and south sides of Covington Highway, west of Turner Hill Road; North of Covington Highway, north to the railroad, and east to county line.

**PARCEL NO.:** Parcels in Tier 3 of the Stonecrest Overlay District, outside the city of Stonecrest and the city of Lithonia.

**INFORMATION CONTACT:** Marian Eisenberg

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

**PURPOSE:**

To amend Tier 3 of the Stonecrest Overlay to allow property already zoned M (Light Industrial) to use their land as zoned, and to allow fuel pumps as an accessory to a convenience store with a SLUP.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** Approval

**PLANNING COMMISSION:** Planning Commission Recommendation: Approval

**PLANNING STAFF:** Approval

**PLANNING STAFF ANALYSIS:** There is an area between the new city of Stonecrest and the city of Lithonia that is still in unincorporated DeKalb County. Before the incorporation of Stonecrest, staff began working on revisions to the overlay district. Two issues were discussed: 1) Clarification as to use of property zoned M (Light Industrial) and 2) Address the prohibited use of gas stations, in that existing gas stations couldn't expand and upgrade, and the fact that residents wanted a high end convenience store with gas such as QuikTrip. This

amendment addresses these issues. In order to promote and maintain a high quality land uses, staff added caveats to the amendments by adding SLUP requirements to the M district and requiring the convenience store to be at least 4,000 square feet.

**PLANNING COMMISSION VOTE:** Approval 8-0-0

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** Approval, 7-1-0