



DeKalb County Government

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

Legislation Details (With Text)

File #: 2017-1120 **Version:** 1 **Name:**
Type: Ordinance **Status:** Public Hearing
File created: 10/6/2017 **In control:** Board of Commissioners
On agenda: 2/27/2018 **Final action:** 2/27/2018
Title: COMMISSION DISTRICT(S): 5 &7
Text amendment to the DeKalb County Zoning Ordinance, Chapter 27-3.5.15, Tier 3.

Indexes:

Attachments: 1. text amendment stonecrest zoning map, 2. text amendment stonecrest, 3. 2018 02.27 Item 2017-1120.pdf

| Date | Ver. | Action By | Action | Result |
|------------|------|---|-----------------------------------|--------|
| 2/27/2018 | 1 | Board of Commissioners | approved | Pass |
| 1/23/2018 | 1 | Board of Commissioners - Zoning Meeting | deferred | Pass |
| 1/9/2018 | 1 | Planning Commission | approval per staff recommendation | Pass |
| 11/14/2017 | 1 | Board of Commissioners | | |

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