



DeKalb County Government

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

Legislation Details (With Text)

File #: 2018-1854 **Version:** 1 **Name:**
Type: Ordinance **Status:** Preliminary Item
File created: 3/15/2018 **In control:** Board of Commissioners - Zoning Meeting
On agenda: 7/24/2018 **Final action:**
Title: COMMISSION DISTRICT(S): 3 & 6
Indexes:
Attachments: 1. D3 SLUP 18 22123 Recommended Conditions, 2. D3 Obewy Ojebe SLUP 18 22123 Staff Report, 3. 2018 07.24 Item 2018-1854 Zoning.pdf

| Date | Ver. | Action By | Action | Result |
|-----------|------|---|---|--------|
| 7/24/2018 | 1 | Board of Commissioners - Zoning Meeting | approved with conditions | Pass |
| 7/10/2018 | 1 | Planning Commission | approved with conditions per staff recommendation | Pass |
| 5/22/2018 | 1 | Board of Commissioners - Zoning Meeting | Full cycle deferral | Pass |
| 5/1/2018 | 1 | Planning Commission | | |

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

SUBJECT: Special Land Use Permit - Obewy Ojebe

COMMISSION DISTRICT(S): 3 & 6

PETITION NO: D3. SLUP 18 22123

PROPOSED USE: Salvage Yard

LOCATION: 2428 Moreland Avenue

PARCEL NO.: 15-080-07-007

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

To request a Special Land Use Permit (SLUP) to allow a salvage yard within an M (Light Industrial) District in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Article 4.2.44 Supplemental Regulations of the DeKalb County Code. The property is located on the east side of Moreland Avenue and the north side of Bailey Street at 2428 Moreland Avenue, Atlanta, Georgia. The property has approximately 165 feet of frontage along the east side of Moreland Avenue and approximately 321 feet of frontage along the north side of Bailey Street and contains 2 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval Conditional

PLANNING COMMISSION: Approval with Conditions

PLANNING STAFF: Approval with Conditions

PLANNING STAFF ANALYSIS: Located on a major arterial in an industrial zoned district, the existing salvage yard is compatible with other industrial uses in the area. Given that the site is located along a major arterial (Moreland Avenue), it appears the existing salvage yard has little impact on traffic. The proposed use is consistent with the following Industrial plan policy of the 2035 Comprehensive Plan: Locate industrial centers in areas with good access to highways. The applicant has met with the community and Planning Staff and has agreed to incorporate landscaping and site design to soften or shield views of buildings and parking lots, loading docks, etc. Therefore, the Department of Planning and Sustainability recommends “**APPROVAL**” of the SLUP request to operate the existing salvage yard site subject to the attached recommended conditions:

PLANNING COMMISSION VOTE: 8-0-0/Approval Conditional. V. Moore moved, J. Edmondson seconded for approval with Staff's conditions.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: 8-0-0/Approval Conditional. The approval was based on fulfillment by the applicant of the actions requested by the CC3 Board at the April meeting. The applicant cleaned out the yard, added a screening fence and shrubbery, and opened a 2nd entrance to improve traffic circulation into and out of the property. The applicant stated that no engines are processed on-site and are purchased with fluids already drained out.