



DeKalb County Government

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

Legislation Details (With Text)

File #: 2018-2446 **Version:** 1 **Name:**
Type: Ordinance **Status:** Preliminary Item
File created: 7/19/2018 **In control:** Board of Commissioners - Zoning Meeting
On agenda: 9/25/2018 **Final action:** 9/25/2018
Title: COMMISSION DISTRICT(S): 4 & 7
N15 Harold L McGlothin Z-18-1235084
Indexes:
Attachments: 1. N15 Z 18 1235084 Recommended Conditions, 2. N15 Harold L McGlothin Z 18 1235084 Staff Report

Date	Ver.	Action By	Action	Result
9/25/2018	1	Board of Commissioners - Zoning Meeting		
9/6/2018	1	Planning Commission	approved with conditions per staff recommendation	Pass

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