



# DeKalb County Government

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

## Legislation Details (With Text)

**File #:** 2018-2404    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Public Hearing  
**File created:** 7/13/2018    **In control:** Board of Commissioners  
**On agenda:** 10/23/2018    **Final action:** 10/23/2018  
**Title:** COMMISSION DISTRICT(S): 5 & 7  
Paul Hue Land Use Amendment, LP-18-1235068

**Indexes:**

**Attachments:** 1. N19 Paul Hue LP 18 1235068

Date	Ver.	Action By	Action	Result
10/23/2018	1	Board of Commissioners	withdrawn	Pass
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):** 5 & 7  
Paul Hue Land Use Amendment, LP-18-1235068  
**PETITION NO:** LP-18-1235068

**PROPOSED USE:** Towing Company w/ Accessory Auto Repair

**LOCATION:** 2018 Rock Chapel Road

**PARCEL NO.:** 16 166 01 004

**INFORMATION CONTACT:** Marian Eisenberg

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

**PURPOSE:**

Application to amend the Future Land Plan Map from Suburban (SUB) to Light Industrial (LIND) for the establishment of a Towing Company with accessory Auto Repair. The property is located on east side of Rock Chapel Road, approximately 975 feet south of Pleasant Hill Road, at 2018 Rock Chapel Road, Lithonia. The property has approximately 358 feet of frontage along Rock Chapel Road and contains 4.8 acres.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** DENIAL

**PLANNING COMMISSION: APPROVAL w/ CONDITIONS**

**PLANNING STAFF: DENIAL**

**PLANNING STAFF ANALYSIS:** The intent of the Light Industrial Character Area is to identify areas appropriate for industrial type uses. The location of these areas shall preserve the appeal and appearance of residential and commercial areas from the prospective intrusion of light industrial land uses. These areas consist of areas used in low intensity manufacturing, including wholesale trade, and distribution activities that do not generate excessive noise, vibration, air pollution or other nuisance characteristics. The proposed site does not meet the intent of the Light Industrial Character Area. Therefore, staff's recommendation for this application is 'Denial'.

**PLANNING COMMISSION VOTE: Approval w/Conditions 7-1-0.** M. Butts moved, P. Womack, Jr. seconded for approval with Staff's conditions. E. Patton opposed.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: DENIAL 5-2-2**