



# DeKalb County Government

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

## Legislation Details (With Text)

**File #:** 2018-2576      **Version:** 2      **Name:**  
**Type:** Ordinance      **Status:** Preliminary Item  
**File created:** 8/16/2018      **In control:** Board of Commissioners - Zoning Meeting  
**On agenda:** 9/25/2018      **Final action:**  
**Title:** COMMISSION DISTRICT(S): 4 & 7  
N24 Aria & Todd Properties, LLC SLUP 18 1235179

**Indexes:**

**Attachments:** 1. N24 SLUP 18 1235179 RECOMMENDED CONDITIONS, 2. N24 SLUP 18 1235179 Aria & Todd Properties

Date	Ver.	Action By	Action	Result
9/25/2018	2	Board of Commissioners - Zoning Meeting		
9/6/2018	2	Planning Commission	approved with conditions per staff recommendation	Pass

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

**SUBJECT:**

**COMMISSION DISTRICT(S):** 4 & 7  
N24 Aria & Todd Properties, LLC SLUP 18 1235179  
**PETITION NO:** SLUP 18 1235179

**PROPOSED USE:** Major Auto Repair

**LOCATION:** 6158 & 6166 Memorial Drive

**PARCEL NO.:** 18 091 01 022 & 18 091 01 029

**INFORMATION CONTACT:** Marian Eisenberg

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

**PURPOSE:**

Application of Aria & Todd Properties LLC for a Special Land Use Permit (SLUP) for major auto repair within the C-2 district. The property is located on the northwest side of Memorial Drive, approximately 1,817 feet east of North Hairston Road at 6158 and 6166 Memorial Drive in Stone Mountain, Georgia. The property has approximately 167 feet of frontage along Memorial Drive and contains 1.3 acres.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** APPROVAL WITH CONDITIONS

**PLANNING COMMISSION:** APPROVAL WITH CONDITIONS

**PLANNING STAFF: APPROVAL WITH CONDITIONS**

**PLANNING STAFF ANALYSIS:** The proposed SLUP is required to allow Major Auto Repair within the proposed C-2 zoning district (See Companion Case Z-18-1235061). There is also a companion Land Use Amendment case (LP-18-1235115) which proposes to change the Character Area from SUB (Suburban) to CRC (Commercial Redevelopment Corridor) since C-2 is not allowed in a SUB character area. The proposed request is consistent with the predominant auto-related development pattern and C-2 zoning along this stretch of Memorial Drive. Therefore, it is the recommendation of the Planning & Sustainability Department that the application be “Approved with Staff’s recommended conditions”.

**PLANNING COMMISSION VOTE:** APPROVAL WITH CONDITIONS 7-1-0 L. Osler moved, P. Womack, Jr. seconded for approval with Staff’s conditions. J. Johnson opposed.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** APPROVAL WITH CONDITIONS 10-1-0 Council recommended approval with the condition that all overnight or weekend parking of vehicles must be located inside a building.