



DeKalb County Government

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

Legislation Details (With Text)

File #: 2018-2777 **Version:** 1 **Name:**
Type: Ordinance **Status:** Public Hearing
File created: 9/28/2018 **In control:** Board of Commissioners
On agenda: 12/11/2018 **Final action:**
Title: COMMISSION DISTRICT(S): 5 & 7
Application of Tycore Auto Services for a Special Land Use Permit (SLUP) to allow major auto repair within Tier 1 of the Greater Hidden Hills Overlay District and the C-2 (General Commercial) District, at 5361 Covington Highway.

Indexes:

Attachments: 1. SLUP 18 1235228 RECOMMENDED CONDITIONS, 2. N10 Tycore Auto Services SLUP 18 1235228

Date	Ver.	Action By	Action	Result
1/8/2019	1	Board of Commissioners	denied	Pass
12/11/2018	1	Board of Commissioners	deferred	Pass
11/13/2018	1	Board of Commissioners - Zoning Meeting		
11/1/2018	1	Planning Commission	approved with conditions per staff recommendation	Pass

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 5 & 7

Application of Tycore Auto Services for a Special Land Use Permit (SLUP) to allow major auto repair within Tier 1 of the Greater Hidden Hills Overlay District and the C-2 (General Commercial) District, at 5361 Covington Highway.

PETITION NO: N10. SLUP-18-1235228

PROPOSED USE: Major Auto Repair

LOCATION: 5361 Covington Highway

PARCEL NO. : 15 161 02 014

INFO. CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Application of Tycore Auto Services for a Special Land Use Permit (SLUP) to allow major auto repair within Tier 1 of the Greater Hidden Hills Overlay District and the C-2 (General Commercial) District. The property is located on the south side of Covington Highway, approximately 350 feet west of South Hairston Road at 5361 Covington Highway. The property has approximately 110 feet of frontage along Covington Highway and contains 0.6 acre.

RECOMMENDATION:

COMMUNITY COUNCIL: APPROVAL.

PLANNING COMMISSION: APPROVAL WITH CONDITIONS

PLANNING STAFF: APPROVAL WITH CONDITIONS

STAFF ANALYSIS: (Revised 11/2/18) The proposed SLUP is required to allow Major Auto Repair within the proposed C-2 zoning district and Tier 1 of the Greater Hidden Hills Overlay District. The proposed request is consistent with the predominant auto-related development pattern and C-2 zoning along this stretch of Covington Highway. At the November 1st Planning Commission public hearing, the Planning Commission recommended an additional Condition #7 to require that the SLUP not be transferable. 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 5-1-0. M. Butts moved, V. Moore seconded for approval with Staff’s conditions, with an added condition #7, requiring that the SLUP be non-transferrable.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 4-3-1. There was lots of discussion about auto repair on the site. Because, there was a previous auto repair on the site, some members of the Council thought the property clean-up by the applicants was a major improvement for the site. Other Council members thought that this was a good opportunity to allow another use besides auto repair. The Council vote was split.