



DeKalb County Government

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

Legislation Details (With Text)

File #: 2019-3212 **Version:** 3 **Name:**
Type: Ordinance **Status:** Preliminary Item
File created: 1/14/2019 **In control:** Board of Commissioners - Zoning Meeting
On agenda: 3/26/2019 **Final action:**
Title: COMMISSION DISTRICT(S): 5 & 7
Application of Bradford Rudolph to rezone property from R-100 (Residential Medium Lot) District to RE (Residential Estate) District to operate as an abattoir for meat processing in accessory buildings in the extreme rear yard of the single-family residence, at 1676 Rice Road.

Indexes:

Attachments: 1. Staff Report Z 19 1243040

Date	Ver.	Action By	Action	Result
3/26/2019	3	Board of Commissioners - Zoning Meeting	denied	Pass
3/5/2019	3	Planning Commission	deferred for a full cycle	Pass

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 5 & 7

Application of Bradford Rudolph to rezone property from R-100 (Residential Medium Lot) District to RE (Residential Estate) District to operate as an abattoir for meat processing in accessory buildings in the extreme rear yard of the single-family residence, at 1676 Rice Road.

PETITION NO: N4. Z-19-1243040

PROPOSED USE: Abattoir (animal slaughterhouse for meat processing)

LOCATION: 1676 Rice Road, Lithonia, Georgia

PARCEL NO.: 16-092-03-012

INFO. CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Application of Bradford Rudolph to rezone property from R-100 (Residential Medium Lot) District to RE (Residential Estate) District to operate as an abattoir for meat processing in accessory buildings in the extreme rear yard of the single-family residence. The property is located on the west side of Rice Road, approximately 127 feet north of South Deshon Road at 1676 Rice Road, Lithonia, Georgia. The property has approximately 500 feet of frontage along Rice Road and contains 5.61 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Denial

PLANNING COMMISSION: Full Cycle Deferral

PLANNING STAFF: Denial

STAFF ANALYSIS: The proposed request for a RE (Residential Estate) District for use as an abattoir on the site fails to meet the required building setbacks and fencing for the facility. Further business operations on this scale are incompatible with single-family residences. Therefore, it is the recommendation of Planning and Sustainability Department that the rezoning request on the subject site be **“Denied”**.

PLANNING COMMISSION VOTE: Full Cycle Deferral 6-2-0. P. Womack, Jr. moved, A. Atkins seconded for a full cycle deferral. J. West and T. Snipes opposed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Denial 5-1-4.