



## Legislation Details (With Text)

**File #:** 2019-3209    **Version:** 2    **Name:**  
**Type:** Ordinance    **Status:** Preliminary Item  
**File created:** 1/14/2019    **In control:** Board of Commissioners - Zoning Meeting  
**On agenda:** 7/23/2019    **Final action:** 7/23/2019  
**Title:** COMMISSION DISTRICT(S): 5 & 7  
Application of Rose C. Evans to amend the Future Land Use Plan Map from Suburban (SUB) to Light Industrial (LIND) to develop a parking lot for a trucking company and utilize the existing residential structure on the site as office space, at 1422 & 1450 Rock Chapel Road.

**Indexes:**

**Attachments:** 1. D2 Rose C. Evans LP 19 1235181

Date	Ver.	Action By	Action	Result
7/23/2019	2	Board of Commissioners - Zoning Meeting	withdrawn	Pass
7/9/2019	2	Planning Commission	No recommendation	
5/28/2019	2	Board of Commissioners - Zoning Meeting	deferred for a full cycle	Pass
5/7/2019	2	Planning Commission	Full cycle deferral per staff recommendation	Pass
3/26/2019	2	Board of Commissioners - Zoning Meeting	Full cycle deferral	Pass
3/5/2019	2	Planning Commission	deferred for a full cycle	Pass

**Public Hearing:** YES ☒ NO ☐

**Department:** Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S): 5 & 7**

**Application of Rose C. Evans to amend the Future Land Use Plan Map from Suburban (SUB) to Light Industrial (LIND) to develop a parking lot for a trucking company and utilize the existing residential structure on the site as office space, at 1422 & 1450 Rock Chapel Road.**

**PETITION NO: D2. LP-19-1235181**

**PROPOSED USE:** A parking lot for a trucking company

**LOCATION:** 1422 & 1450 Rock Chapel Road

**PARCEL NO. :** 16 189 01 002, 16 189 01 003

**INFO. CONTACT:** Marian Eisenberg

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

**PURPOSE:**

Application of Rose C. Evans to amend the Future Land Use Plan Map from Suburban (SUB) to Light Industrial (LIND). The property is located on the east side of Rock Chapel Road, approximately 62 feet north

of Rock Mountain Road at 1422 and 1450 Rock Chapel Road in Lithonia, Georgia. The property has approximately 583 feet of frontage along Rock Chapel Road and contains 8.53 acres.

**RECOMMENDATION:**

**COMMUNITY COUNCIL: DENIAL**

**PLANNING COMMISSION: NO RECOMMENDATION**

**PLANNING STAFF: DENIAL**

**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. Light Industrial Character Area Policy number three (3) states that the Light Industrial Character Area exists to ‘Protect the encroachment of industrial uses into established residential areas.’ The subject parcels are adjacent on all sides to parcels that have a Suburban Character Area designation. The Suburban Character Area designation’s intent is to preserve established residential areas. This application to amend the subject parcels’ Future Land Use is inconsistent with the surrounding properties’ Future Land Use designations and the policies of the Comprehensive Plan. Because of these policies staff’s recommendation is “Denial”.

**PLANNING COMMISSION VOTE: NO RECOMMENDATION**

Two motions were made; one to approve and one to deny. Both motions failed for lack of a majority vote. This application moves forward, with no recommendation from the Planning Commission.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: DENIAL/8-0-0**