



Legislation Details (With Text)

File #: 2019-3843 **Version:** 1 **Name:**
Type: Ordinance **Status:** Preliminary Item
File created: 6/4/2019 **In control:** Board of Commissioners - Zoning Meeting
On agenda: 7/23/2019 **Final action:**
Title: COMMISSION DISTRICT(S): 3 & 6
Application of Strategic Development Partners to rezone from C-1 (Local Commercial District) to M (Light Industrial) to allow development of a 125,000 square foot industrial building, at 3112 Panthersville Road.

Indexes:

Attachments: 1. Staff Report Z 19 1243269, 2. Recommended Conditions Z 19 1243269

| Date | Ver. | Action By | Action | Result |
|-----------|------|---|---|--------|
| 7/23/2019 | 1 | Board of Commissioners - Zoning Meeting | approved with conditions | Pass |
| 7/9/2019 | 1 | Planning Commission | approved with conditions per staff recommendation | Pass |

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 3 & 6

Application of Strategic Development Partners to rezone from C-1 (Local Commercial District) to M (Light Industrial) to allow development of a 125,000 square foot industrial building, at 3112 Panthersville Road.

PETITION NO: N4. Z-19-1243269

PROPOSED USE: 125,000 Square Foot Industrial Building

LOCATION: 3112 Panthersville Road

PARCEL NO.: 15-089-01-009

INFO. CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Application of Strategic Development Partners to rezone from C-1 (Local Commercial District) to M (Light Industrial) to allow development of a 125,000 square foot industrial building. The property is located on the northwest corner of Panthersville Road and Clifton Springs Road, at 3112 Panthersville Road. The property has approximately 434 feet of frontage along Clifton Springs Road, and approximately 465 feet along Panthersville Road and contains 11.05 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval

PLANNING COMMISSION: Approval with Conditions

PLANNING STAFF: Approval with Conditions

STAFF ANALYSIS: The proposed rezoning request from C-1 (Local Commercial) District to M (Light Industrial) District is compatible with the surrounding and adjacent properties. The request to allow for the development of a 125,000 square foot industrial building is consistent with the Light Industrial (LIND) Character Area in the 2035 Comprehensive Land Use Plan and the following policies: to provide an environment for light industrial uses that produces no appreciable impact on adjacent properties, to generate employment opportunities and economic development, and to provide an area within Dekalb County for recycling and green businesses to locate. Therefore, it is the recommendation of Planning and Sustainability Department that this application be “Approved, subject to Staff’s recommended conditions”.

PLANNING COMMISSION VOTE: Approval 8-0-0. V. Moore moved, J. West seconded for approval with Staff’s conditions.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 7-3-0. Those voting in opposition expressed views that the rezoning proposal would contribute to an excessive quantity of industrial land in the area, that commercially-zoned land, even if vacant, was preferable to industrial land, and that it would cause 18-wheelers to be too close to the nearby college campus and the nearby hospital.