



# DeKalb County Government

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

## Legislation Details (With Text)

**File #:** 2020-0085      **Version:** 1      **Name:**  
**Type:** Ordinance      **Status:** Preliminary Item  
**File created:** 1/13/2020      **In control:** Board of Commissioners - Zoning Meeting  
**On agenda:** 5/28/2020      **Final action:**  
**Title:** COMMISSION DISTRICT(S): 4 & 6  
Application of Noonan Enterprises for a Major Modification of zoning conditions pursuant to CZ-16-20628 to allow construction of a health services clinic in an OI (Office-Institutional) district, at 4038 Rockbridge Road.

### Indexes:

**Attachments:** 1. Recommended Conditions March PC, 2. N4 Noonan Enterprises CZ 20 1243753 BOC Staff Report 5-28-2020, 3. Noonan Enterprises CZ 20 1243753 Recommended Conditions 5-28-2020 BOC

Date	Ver.	Action By	Action	Result
5/28/2020	1	Board of Commissioners - Zoning Meeting	approved with conditions	Pass
3/3/2020	1	Planning Commission	approved with conditions per staff recommendation	Pass

**Public Hearing:** YES ☒ NO ☐

**Department:** Planning & Sustainability

### SUBJECT:

**COMMISSION DISTRICT(S): 4 & 6**

**Application of Noonan Enterprises for a Major Modification of zoning conditions pursuant to CZ-16-20628 to allow construction of a health services clinic in an OI (Office-Institutional) district, at 4038 Rockbridge Road.**

**PETITION NO: N4. CZ-20-1243753 (2020-0085)**

**PROPOSED USE:** Health Services Clinic

**LOCATION:** 4038 Rockbridge Road

**PARCEL NO. :** 18-043-02-013

**INFO. CONTACT:** Melora Furman

**PHONE NUMBER:** 404-371-2155

### PURPOSE:

Application of Noonan Enterprises for a Major Modification of zoning conditions pursuant to CZ-16-20628 to allow construction of a health services clinic in an OI (Office-Institutional) district. The property is located the north side of Rockbridge Road, approximately 336 feet west of Susan Creek Drive, at 4038 Rockbridge Road, Stone Mountain, GA. The property has approximately 308 feet of frontage on Rockbridge Road and contains 2.18 acres.

### RECOMMENDATIONS:

**COMMUNITY COUNCIL:** Deferral.

**PLANNING COMMISSION:** Approval with Conditions.

**PLANNING STAFF:** Approval with Conditions.

**STAFF ANALYSIS:** The proposal is consistent with the 2035 Comprehensive Plan's Town Center policies that support a high-density mix of retail, office, services and employment centers that serve several neighborhoods. The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property, which are either retail (the CVS store), part of the originally approved development concept (townhomes) or located approximately ten feet above the project site (the Hiawatha subdivision). Therefore, the Department of Planning and Sustainability recommends "Approval with Conditions".

**PLANNING COMMISSION VOTE: Approval with Conditions, 6-2-0.** L. Osler moved and G. McCoy seconded for "Approval" with Staff's conditions, with a modification to condition #13 to read as follows: "Outside amplification prohibited, except for health fair events."

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: Deferral 8-0-0.** The Council Board recommended Full Cycle Deferral to allow the applicant to schedule another community meeting for additional community input.