



Legislation Details (With Text)

**File #:** 2023-0064    **Version:** 1    **Name:**

**Type:** Ordinance    **Status:** Public Hearing

**File created:** 1/9/2023    **In control:** Board of Commissioners

**On agenda:** 4/25/2023    **Final action:** 4/25/2023

**Title:** COMMISSION DISTRICT(S): Commission District 5 Super District 7  
Application of Land Engineering and Surveying Inc to amend the Future Land Use Plan from Suburban (SUB) character area to Light Industrial (LIND) character area to accommodate an existing landscape company, upgrade and expand the building, and add additional parking, at 1422 Rock Chapel Road.

**Indexes:**

**Attachments:** 1. LP-23-1246239 Staff Report March 2023 1422 Rock Chapel Rd

| Date      | Ver. | Action By                               | Action                          | Result |
|-----------|------|---|---------------------------------|--------|
| 4/25/2023 | 1    | Board of Commissioners                  | withdrawn without prejudice     | Pass   |
| 3/30/2023 | 1    | Board of Commissioners - Zoning Meeting | deferred for 30 days            | Pass   |
| 3/7/2023  | 1    | Planning Commission                     | denial per staff recommendation | Pass   |

**Public Hearing:** YES  NO     **Department:** Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** Commission District 5 Super District 7  
Application of Land Engineering and Surveying Inc to amend the Future Land Use Plan from Suburban (SUB) character area to Light Industrial (LIND) character area to accommodate an existing landscape company, upgrade and expand the building, and add additional parking, at 1422 Rock Chapel Road.

**PETITION NO:** N1-2023-0064 LP-23-1246239

**PROPOSED USE:** Light Industrial character area for an existing landscape company, upgrade, expansion and additional parking.

**LOCATION:** 1422 Rock Chapel Road, Lithonia, Georgia 30058

**PARCEL NO. :** 16-189-01-003

**INFO. CONTACT:** Long Range Planning

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

**PURPOSE:**

Application of Land Engineering and Surveying Inc to amend the Future Land Use Plan from Suburban (SUB) character area to Light Industrial (LIND) character area to accommodate an existing landscape company, upgrade and expand the building, and add additional parking. The property is located on the east side of Rock Chapel Road, approximately 285 feet north of Rock Mountain Road at 1422 Rock Chapel Road, Lithonia, Georgia. The property has approximately 300 feet of frontage along Rock Chapel Road and contains 5.23 acres.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** Approval.

**PLANNING COMMISSION:** Denial.

**PLANNING STAFF:** Denial.

**STAFF ANALYSIS:** Per the *2050 Unified Plan*, “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”. The subject property is bordered on all sides to parcels designated as Suburban. The intent of the Suburban Character area designation is to preserve the residential status of these area by limiting the amount of nonresidential development. This application to amend the Future Land Use map is inconsistent with the surrounding properties’ Future Land Use and the policies of the 2050 Unified Plan. Therefore, Staff recommends, “Denial”.

**PLANNING COMMISSION VOTE: Denial 5-3-0.** Jon West moved, LaSonya Osler seconded for Denial, per Staff recommendation. Edward Patton, Jana Johnson, and Tess Snipes opposed. Vivian Moore was not present for this vote.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 10-0-0.**