



DeKalb County Government

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

Legislation Details (With Text)

File #: 2023-0066 **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 to amend the Future Land Use Plan from Suburban (SUB) character area to Light Industrial (LIND) character area to allow for the construction of a proposed landscaping company, at 1450 Rock Chapel Road.

Indexes:

Attachments: 1. LP-23-1246240 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4/25/2023	1	Board of Commissioners	withdrawn without prejudice	Pass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 to amend the Future Land Use Plan from Suburban (SUB) character area to Light Industrial (LIND) character area to allow for the construction of a proposed landscaping company, at 1450 Rock Chapel Road.

PETITION NO: N3-2023-0066 LP-23-1246240

PROPOSED USE: Light Industrial character area to allow construction of a proposed landscaping company.

LOCATION: 1450 Rock Chapel Road, Lithonia, Georgia 30058

PARCEL NO. : 16-189-01-002

INFO. CONTACT: Long Range Planning

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Land Engineering and Surveying to amend the Future Land Use Plan from Suburban (SUB) character area to Light Industrial (LIND) character area to allow for the construction of a proposed landscaping company. The property is located on the northeast corner of Rock Chapel Road and Rock Mountain Road, at 1450 Rock Chapel Road, Lithonia, Georgia. The property has approximately 285 feet of frontage along Rock Chapel Road and contains 3.97 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 non-residential 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. Jan Costello moved, Deanna Murphy seconded for Denial, per Staff recommendation. Jana Johnson, Edward Patton, and Tess Snipes opposed. Vivian Moore was not present for this vote.

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