



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

(404) 371-2155 / plandev@dekalbcountyga.gov

**Planning Commission Hearing Date: January 08, 2019, 6:30 P.M.
Board of Commissioners Hearing Date: January 22, 2019, 6:30 P.M.**

STAFF ANALYSIS

Case No.: 2018-3069/ Z-19-1235304 **Agenda #:** N.10

Location/Address: The site is approximately 190 feet south of Rockbridge Road and 298 feet west of South Deshon Road at 7189 Rockbridge Road, Stone Mountain, Georgia. **Commission District:** 4 **Super District:** 7

Parcel ID: 18-026-06-016

Request: To rezone property from RSM (Small Lot Residential Mix) District to C-1 (Local Commercial) District to allow for future commercial use.

Property Owners: 7189 Rockbridge Road Management, LLC

Applicant/Agent: Scott Bennett

Acreage: 2.016 Acres

Existing Land Use: Vacant Skating Rink

Surrounding Properties: Various Retail & Commercial Uses

Adjacent & Surrounding Zoning: North, South, East & West: RSM (Small Lot Residential Mix) District
Further North & Northeast: C-1 (Local Commercial) District

Comprehensive Plan: Neighborhood Center (NC) Consistent X

Proposed Square Footage: None	Existing: 14,024 Square Feet
Proposed Lot Coverage: No increase in lot coverage	Existing Lot Coverage: <35%

SUBJECT SITE & ZONING HISTORY

Per the submitted survey, the site consists of a one-story corrugated metal building consisting of 14,024 square feet. It is located behind an existing small retail plaza (Merchant’s Way) on Rockbridge Road. Access is via an access easement through property at 7185 Rockbridge Road. The character of the area immediately surrounding the site consists of established single-family residences west of the site and various commercial and retail uses at the intersection of Rockbridge Road and South Deshon Road.

Previously, the site was zoned R-CD (Residential Community Development) District which allowed a mixture of residential, community facilities, educational, retail and service uses. The site is currently zoned RSM (Small Lot Residential Mix) pursuant to the DeKalb County Zoning Code Update in September 2015 which consolidated several zoning districts.

PROJECT ANALYSIS

Per the submitted Letter-of-Intent, the goal is to utilize the existing building on the site for general commercial and or retail uses. Currently, there are no plans to expand the building on the site.

COMPLIANCE WITH DISTRICT STANDARDS

The site must comply with minimum development standards of the C-1 (Local Commercial) District per Table 2.2 of the DeKalb County Zoning Ordinance. Per the chart below, it appears that a variance may be required for the transitional buffer adjacent to residential zoned property lines.

STANDARD	REQUIREMENT	EXISTING	COMPLIANCE
LOT WIDTH (C-1)	A minimum 100 feet of lot width on a public street frontage	No road frontage. Property has access via an easement on adjacent property which has approximately 297 feet of frontage along the south side of Rockbridge Road.	N/A
LOT AREA (C-1)	20,000 Square Feet	87,835 Square feet	Yes
FRONT BUILDING SETBACK	Minimum 60 Feet for on minor arterial (Rockbridge Road) within a Neighborhood Center Character Areas	Per submitted survey, it appears building is set back 30 feet from the property line that serves as the front and over 275 feet from the road providing access (Rockbridge Road)	N/A

TRANS. BUFFERS Table 5.2(a)	50 feet adjacent to RSM zoned developed with single-family detached residences along west property line.	Submitted site survey does not depict required 50-foot transitional buffer. However, a site visit by Staff observed sufficient existing planted area between uses that may comply with this standard.	If approved, site plan must be amended to depict buffer area or seek variance from ZBOA
HEIGHT	2 stories/35 feet	1 story	Yes
PARKING Article 6	Minimum 1 space per 500 Square Feet of floor area. Based on 14,024 square foot building, 28 parking spaces are required.	Approximate 20 parking spaces	No. Site must add more parking spaces or apply for a variance
OPEN SPACE PROVIDED	10%	Existing plantings adjacent to residential may count as open space.	Yes
LINEAR FEET OF NEW SIDEWALK	N/A – Site has no actual street frontage	N/A	N/A

ZONING ANALYSIS

The request is to rezone property from the RSM (Small Lot Residential Mix) District to the C-1 (Local Commercial) District. The current RSM District limits the variety of non-residential uses on a site. The requested C-1 (Local Commercial) District would allow more non-residential uses consistent with existing retail and commercial uses currently developed at all four corners of the intersection of Rockbridge Road and South Deshon Road. North and adjacent commercial uses include a retail plaza consisting of a restaurant, barbershop, beauty salon and cleaners. To the east is a CVS Pharmacy, Zaxby's restaurant, Quik-Trip, Rockbridge Square Shopping Plaza and a child day care center. Other existing commercial and retail uses include a McDonalds restaurant, Auto Zone and Publix at the northeast intersection of Rockbridge Road and South Deshon Road. The proposed C-1 zoning district designation on the site would not impact the use of nearby residential uses further west of the intersection.

Chapter 27-Article 7.3.5. Standards and factors governing review of proposed amendments to the Official Zoning Map. The following standards and factors are found to be relevant to the exercise of the county's zoning powers and shall govern the review of all proposed amendments to the Official Zoning Map:

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.

Located within a Neighborhood Center Character Area designated by the 2035 Comprehensive Plan, the rezoning request to the C-1(Local Commercial) District is consistent with the following Plan Policy: Preferred Uses – Each Neighborhood Center shall include a medium -high density mix of retail, office, services, and employment to serve neighborhoods.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property or properties.

The rezoning request for C-1 (Local Commercial) District in view of adjacent and nearby commercial uses at the intersections of Rockbridge Road and South Deshon Road.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

The site may have a reasonable economic use as currently zoned RSM (Small Lot Residential Mix) District. However, the RSM District limits the types of uses on the site. The proposed C-1 District will allow more options to achieve greater economic prosperity on the subject site.

D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties.

The approval of the C-1 district on the subject site will not affect the existing use or usability of adjacent or nearby commercial and residential properties.

E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

The commercial structure is already existing. It was previously a retail recreational use (in-door roller skating). The building is now vacant, and the proposed C-1 District would allow other commercial uses to occupy the vacant structure.

F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.

The proposed rezoning request should not have an adverse effect on historic buildings, sites, districts, or archaeological resources.

G. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

The site is located on a two-lane minor arterial (Rockbridge Road) that has been undergoing road improvements. The proposed use will have no impact on area schools.

H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

The rezoning proposal to the C-1 district should not adversely impact the environment or surrounding natural resources.

Staff Recommendation: APPROVAL WITH CONDITIONS

The applicant is requesting to rezone the property from the RSM (Small Lot Residential Mix) District to C-1 (Local Commercial) District to utilize the existing structure for general commercial uses. Located within a Neighborhood Center Character Area designated by the 2035 Comprehensive Plan, the rezoning request to the C-1(Local Commercial) District is consistent with the following Plan Policy: Preferred Uses – Each Neighborhood Center shall include a medium -

high density mix of retail, office, services, and employment to serve neighborhoods. The approval of the C-1 District on the subject site will not affect the existing use or usability of adjacent or nearby commercial properties. Given that Rockbridge Road is a two-lane arterial, commercial uses in the existing building should not cause an excessive burden on existing streets and transportation facilities. The proposed use will have no impact on area schools. Therefore, the Department of Planning and Sustainability recommends **“APPROVAL”** of the rezoning request to C-1 (Local Commercial) District subject to the following conditions for consideration:

1. Limit site to general retail, commercial or office uses permitted within the C-1 (Local Commercial) District. The following uses shall be prohibited: Liquor store, late night establishments, night clubs, title pawns, pawn shop, adult entertainment establishments, auto tire sales and repair, car wash, service station, auto sales, temporary outdoor sales. Site plan is conceptual and subject to the approval of the Director for compliance to zoning code and approved conditions.
2. Access points are subject to approval by the Transportation Division of the Department of Public Works.
3. All refuse areas shall be located to the rear of the site and screened from public view with fencing or similar building materials to match the primary structure.
4. The approval of this rezoning application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.

Attachments:

1. Department and Division Comments
2. Application
3. Site Plan
4. Zoning Map & Land Use Map
5. Aerial Photograph/Site Photographs

NEXT STEPS

Following an approval of this modification action, one or several of the following may be required:

- **Land Disturbance Permit** *(Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)*
- ✓ **Building Permit** *(New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. Zoning, site development, watershed and health department standards will be checked for compliance.)*
- ✓ **Certificate of Occupancy** *(Required prior to occupation of a commercial space and for use of property for any business type. The issuance follows the review of submitted plans if required based on the type occupancy.)*
- **Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued “administratively”; no public hearing required.)*
- **Sketch Plat & Final Plat Approval** *(Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)*
- **Overlay Review** *(Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)*
- **Historic Preservation** *(A Certificate of Appropriateness is required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)*
- ✓ **Variance** *(Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*
- **Minor Modification** *(Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)*
- **Major Modification** *(Required submittal of a complete zoning application for a public hearing if there are any proposed major changes to zoning conditions that were approved by the Board of Commissioner for a prior rezoning.)*
- ✓ **Business License** *(Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).*
- **Alcohol License** *(Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)*

Each of the approvals and permits listed above requires submittal of application and supporting documents, and payment of fees. Please consult with the appropriate department/division.



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE
THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov or
MICHELLE ALEXANDER mmalexander@dekalbcountyga.gov**

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

Consult the Georgia DOT as well as the DeKalb County Transportation Department prior to land development permit. Verify widths from the centerline of the roadways to the property line for possible right-of-way dedication. Improvements within the right-of-way may be required as a condition for land development application review approval. Safe vehicular circulation is required. Paved off-street parking is required.

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area was not indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations.

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water and consequently, State water buffer was not reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

- **Fire Safety**

Plans for land development permit must comply with Chapter 12 DeKalb County Code for fire protection and prevention.

- **Retaining Wall**

Any proposed wall must comply with DeKalb County Code of Ordinances Chapter 27- 5.4.7

Zoning Comments (Jan 2019)

N1. No comment.

N2. Engineer must verify sight distance when placing driveways.

N3. No Comment.

N4 & N5. Rock Chapel Road is State Road 124. GDOT review and approval required prior to issuing any permits. GDOT Contact: Justin Hatch at juhatch@dot.ga.gov Minor Arterial. Refer to Section 14-190 of the Land Development Code and Chapter 5.4.3 of the Zoning Code for infrastructure requirements. No acceleration lane. Prefer deceleration lane. Verify driveway placement to ensure required sight distance requirements are met based on the speed limit and curvature of roadway. 6 foot sidewalk. Street lights required.

N6. No Comment.

N7. Refer to Section 14-190 of the Land Development Code and Chapter 5.4.3 of the Zoning Code for infrastructure requirements. Tilson Road is classified as a collector street. Right of way dedication of 35 feet from centerline, 6-foot sidewalks, street lights, bike lanes required. Verify driveway placement to ensure required sight distance requirements are met based on the speed limit and curvature of roadway. Interior streets to be local- 55 foot right of way, five foot landscape strip, 5 foot sidewalk, street lights required.

N8. Refer to Section 14-190 of the Land Development Code and Chapter 5.4.3 of the Zoning Code for infrastructure requirements. River Road is classified as a minor arterial. Right of way dedication of 35 feet from centerline, 6-foot sidewalks, street lights, bike lanes required. Verify driveway/roadway placement to ensure required sight distance requirements are met based on the speed limit and curvature of roadway. Interior streets to be local- 55 foot right of way, five foot landscape strip, 5 foot sidewalk, street lights required.

N9. Cook Road is within the GDOT I-20 Right of Way. GDOT review and approval for access is required prior to issuing any permits. GDOT Contact: Justin Hatch at juhatch@dot.ga.gov . Construct sidewalks up to Flat Shoals Road within the existing right of way.

N10. No comment.

N11. No comment.

N12. No comment.

N13. No comment.

N14. Candler Road is State Route 155. GDOT review and approval required prior to permitting. GDOT Contact: Justin Hatch at juhatch@dot.ga.gov GDOT review and approval for access is required prior to issuing any permits.

N15. Covington Hwy is a State Route. GDOT review and approval for access is required prior to issuing any permits. GDOT Contact: Justin Hatch at juhatch@dot.ga.gov . Refer to Section 14-190 of the Land Development Code and Chapter 5.4.3 of the Zoning Code for infrastructure requirements. Covington Hwy is classified as a major arterial. Right of way dedication of 50 feet from centerline, 6 foot sidewalks,

10 foot landscape strip, street lights, bike lanes required. Verify driveway/roadway placement to ensure required sight distance requirements are met based on the speed limit and curvature of roadway. Interior streets to be local- 55 foot right of way, five foot landscape strip, 5 foot sidewalk, street lights required. Porter Road is classified as a local street. Bring frontage of Porter up to local street standards, including right of way dedication, as needed, sidewalks and streetlights.

N16. Refer to Section 14-190 of the Land Development Code and Chapter 5.4.3 of the Zoning Code for infrastructure requirements. Pleasant Hill Trail is classified as a local road. Right of way of 27.5 feet from centerline, six foot landscape strip, 5 foot sidewalks, street lights requires. Pleasant Hill Road is classified as a minor arterial. Right of way 40 from centerline, 10 foot landscape strip, 6 foot sidewalks, street lights required. Right of way Verify driveway/roadway placement to ensure required sight distance requirements are met based on the speed limit and curvature of roadway. Interior streets to be local- 55 foot right of way, five foot landscape strip, 5 foot sidewalk, street lights required. All public road right of ways must be brought up to current standards.

N10



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MICHELLE ALEXANDER MMALEXANDER@DEKALBCOUNTYGA.GOV OR JOHN REID
JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: Z-19-1235304 Parcel I.D. #: 18-026-06-016

Address: 7189
Rockledge Rd
ST. N.W. 30089

S. Decker Adjacent Roadway (s):

(classification) (classification)

Capacity (TPD) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____	Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated wjth residential development of the parcel.

COMMENTS:

Plans and field reviewed. Area already establish.
Found nothing that would disrupt traffic flow.

Signature: [Handwritten Signature]

12/21/2018

To: Ms. Madolyn Spann, Planning Manager
Mr. John Reid, Senior Planner
From: Ryan Cira, Environmental Health Manager
Cc: Alan Gaines, Technical Services Manager
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

DeKalb County Board of Health

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12/21/2018

N.9

CZ-19-1235305 2018-3068 15-140-03-018; 15-140-03-020

2128 & 2170 COOK RD, DECATUR, GA 30032

Amendment

- Please review general comments.

N.10

Z-19-1235304 2018-306918-026-06-016

7189 ROCKBRIDGE RD, STN MTN 30087

Amendment

- Septic installed 11/27/2011: Car Care and paint and Collision. Please review general comments.

N.11

SLUP-19-1235307 2018-3070 18-154-05-016

1438 SHERIDAN RD, ATLANTA, GA 30324

Amendment

- Please review general comments.

N.12

SLUP-19-1235312 2018-3071 15-033-01-071

3903 SNAPPINGER RD, LITHONIA, GA 30038

Amendment

- Please review general comments.

DeKalb County Board of Health

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12/21/2018

N.13

SLUP-19-1235315 2018-3072 15-040-05-018

3004 KENVILLE LN, DECATUR, GA 30034

Amendment

- Please see general comments.

N.14

SLUP-19-1235320 2018-3073 MLFURMAN Commission 03 Super District: 07
15-151-05-017

2076 CANDLER RD, DECATUR, GA 30032

Amendment

- Please review general comments.

N.15

Z-19-1235327 2018-3074 04 15-219-01-007; 15-219-01-008; 15-219-01-009;
15-219-01-010; 15-219-01-011

3756 COVINGTON HWY, DECATUR, GA 30032

Amendment

- Septic installed on 08/25/1983. Review general comments.

N.16

Z-19-1242964 2018-3075 16-197-03-015

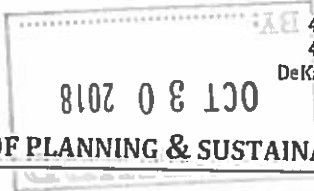
1746 PLEASANT HILL TRL, LITHONIA, GA 30058

Amendment

- Please review general comments.



DeKalb County
GEORGIA



404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

Rezoning Application to Amend the Official Zoning Map of DeKalb
County, Georgia

Date Received: _____ Application No: 1235304

Applicant Name: Scott Bennett, 7189 Rockbridge Road Management, LLC

Applicant E-Mail Address: sbennett@mki-inc.com

Applicant Mailing Address: 6685 Peachtree Industrial Blvd
Doraville, GA 30360

Applicant Daytime Phone: 770-368-3085 Fax: 770-368-3087

Owner Name: 7189 Rockbridge Road Management, LLC
If more than one owner, attach list of owners.

Owner Mailing Address: 6685 Peachtree Industrial Blvd, Doraville, GA 30360

Owner Daytime Phone: 770-368-3085

Address of Subject Property: 7189 Rockbridge Road, Stone Mountain, GA 30087

Parcel ID#: 18-026-06-016

Acreage: 2 acres

Commission District: Dist 4, Super District

Present Zoning District(s): ~~18th~~ RSM

Proposed Zoning District: ~~18th~~ C-1

Present Land Use Designation: NC

Proposed Land Use Designation (if applicable): _____

Notice Date: Friday, October 12, 2018

PUBLIC NOTICE

TO

Request for a Re-Zoning

Filed by: 7189 Rockbridge Road Management, LLC

Located at: 7189 Rockbridge Road, Stone Mountain, GA 30087

Current Use: Vacant Skating Rink

Proposed Use: General Commercial, Retail Warehouse

PRE-SUBMITTAL COMMUNITY MEETING TO TAKE PLACE AT: Onsite

Location: 7189 Rockbridge Road, Stone Mountain, GA 30087

Date & Time: Monday, October 29th, 2018 from 6:30 pm – 7:30pm

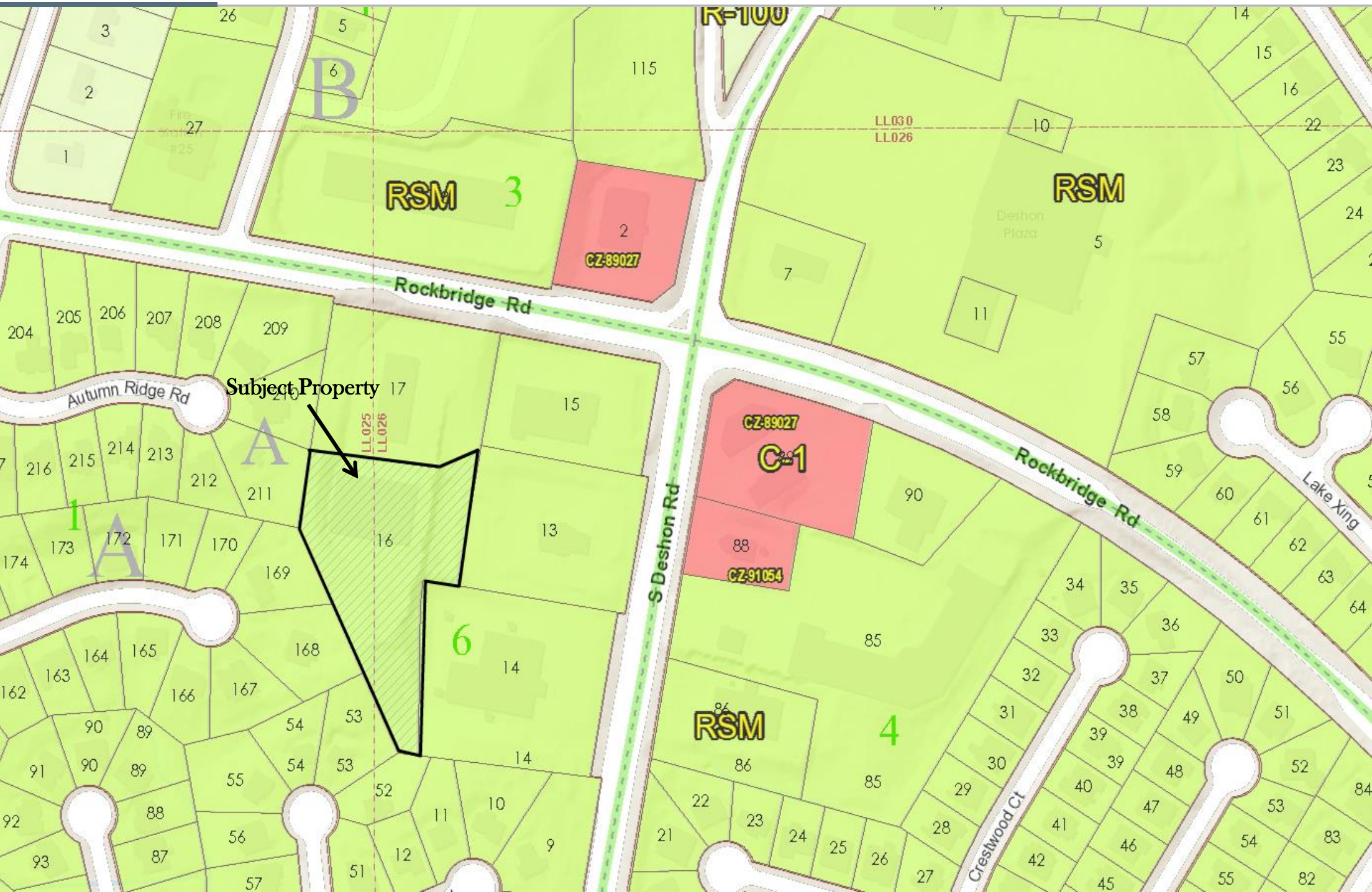
LETTER OF APPLICATION

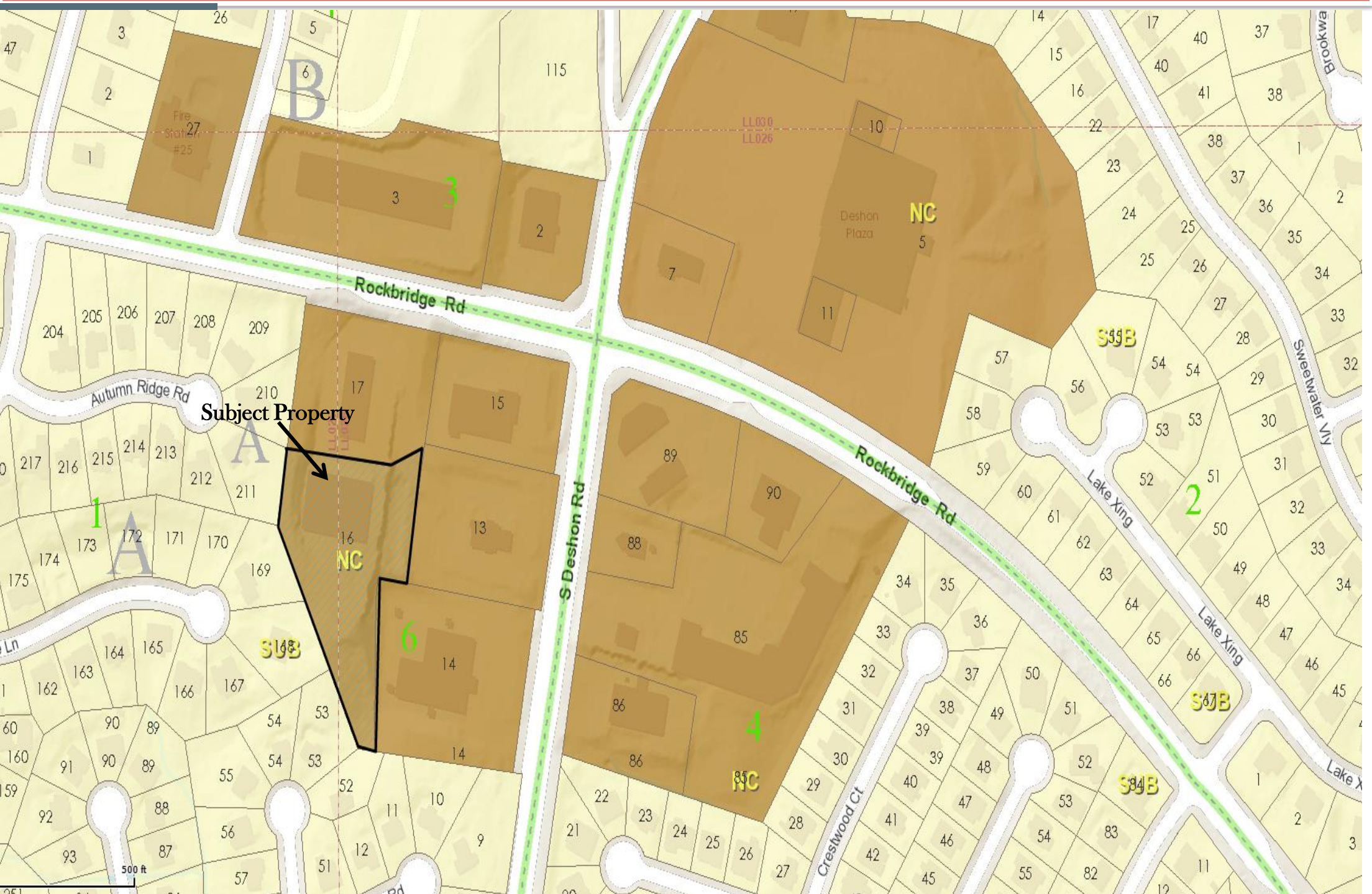
The Applicant, 7189 Rockbridge Road Management, LLC, is seeking to rezone the subject property from RSM to C-1 located at 7189 Rockbridge Road, Stone Mountain, GA 30087, to allow for the proposed use of general commercial and or retail warehouse. It is the Applicant's desire and intent to utilize the existing building for a commercial purpose and embrace our goal to rezone the property to allow it to be occupied by a contributing business in your community.

This document is submitted as an official letter of application as required by this application and as required by the Dekalb County Zoning Ordinance. A legal boundary survey of the subject property has been filed contemporaneously with the application, along with other required materials.

IMPACT ANALYSIS

- A. The zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.
- B. The zoning proposal which proposes a re-zoning from RSM to C-1 will permit a use that is suitable in view of the use and development of adjacent and nearby properties.
- C. The subject property does not have a reasonable economic use to the property owner for the building to be utilized at the subject property as currently zoned. The current imposed zoning does not allow for the full potential of the property. Furthermore, it does not align with the vision of the Dekalb County Board of commissioners for the comprehensive plan. Additionally, the existing zoning imposed deprives the current owner of any reasonable commercial business use.
- D. The proposed rezoning of the current zoning imposed will not adversely affect the existing use or usability of adjacent or nearby property, rather it will positively augment it.
- E. Other existing or changing conditions affecting the use and development of the property are that the subject property which we wish to utilize is precisely what the Dekalb County Board of Commissioners envisioned when they established the comprehensive plan. The proposed request for the rezoning of the currently imposed zoning of the subject property embraces these changes.
- F. The zoning proposal request to rezone the currently imposed zoning will not adversely affect historic buildings, sites, districts or archaeological resources. The applicant knows of no historic buildings, sites, districts or archaeological resources either on the subject property or located in the immediate vicinity that would suffer adverse impacts from the rezoning of the currently imposed zoning requested.
- G. The zoning proposal request to rezone the currently imposed zoning will not result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.







Fire Station

Rockbridge Road

Retail

McDonald's

Publix Shopping Center

Subject Property

CVS Pharmacy

South Deshon

QT

Rockbridge Road

Residential

Residential

Zaxby's

Bank

Pizza Hut

Retail Shopping Plaza

Child Care

Little Caesars Pizza

Residential

Residential

500 ft



Existing commercial building in the rear of property developed as a shopping plaza

