



DeKalb County Government

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

Agenda Item

File #: 2017-1120
File Status: Preliminary Item

1/23/2018

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

SUBJECT:

COMMISSION DISTRICT(S): Districts 5 & 7

Title: Text amendment to the DeKalb County Zoning Ordinance, Chapter 27-3.5.15, Tier 3

PETITION NO: TA-18-21950

PROPOSED USE: To amend the Stonecrest Overlay to allow uses authorized in the M (Light Industrial) district, and add an exception to the “prohibited uses”

LOCATION: North of Covington Highway westerly from Klondike Rd. and south of Swift Street; North and south sides of Covington Highway, west of Turner Hill Road; North of Covington Highway, north to the railroad, and east to county line.

PARCEL NO.: Parcels in Tier 3 of the Stonecrest Overlay District, outside the city of Stonecrest and the city of Lithonia.

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

To amend Tier 3 of the Stonecrest Overlay to allow property already zoned M (Light Industrial) to use their land as zoned, and to allow fuel pumps as an accessory to a convenience store with a SLUP.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval

PLANNING COMMISSION: Planning Commission Recommendation: Approval

PLANNING STAFF: Approval

PLANNING STAFF ANALYSIS: There is an area between the new city of Stonecrest and the city of Lithonia that is still in unincorporated DeKalb County. Before the incorporation of Stonecrest, staff began working on revisions to the overlay district. Two issues were discussed: 1) Clarification as to use of property zoned M

(Light Industrial) and 2) Address the prohibited use of gas stations, in that existing gas stations couldn't expand and upgrade, and the fact that residents wanted a high end convenience store with gas such as QuikTrip. This amendment addresses these issues. In order to promote and maintain a high quality land uses, staff added caveats to the amendments by adding SLUP requirements to the M district and requiring the convenience store to be at least 4,000 square feet.

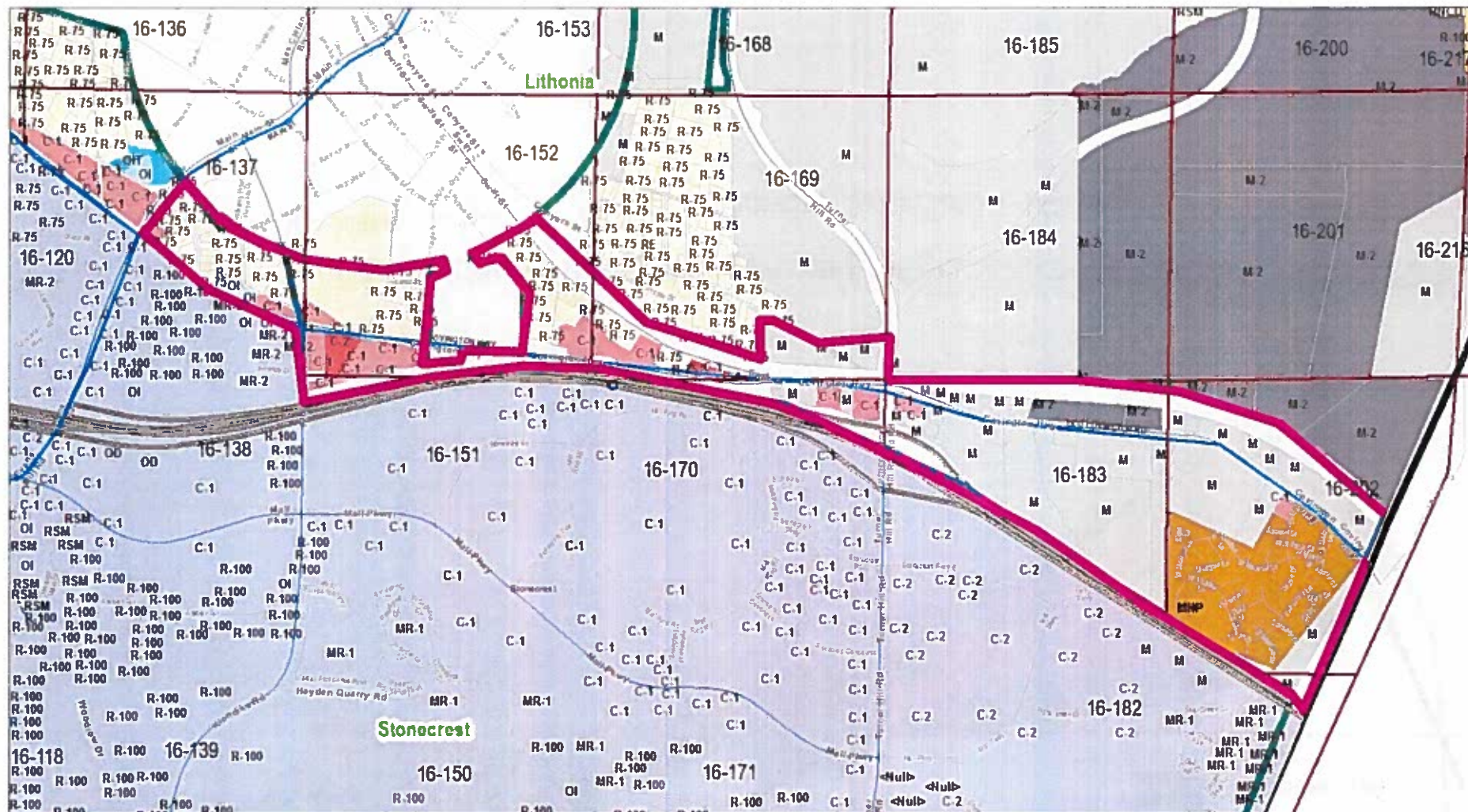
PLANNING COMMISSION VOTE: Approval 8-0-0

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval, 7-1-0

3.5.15 Low-rise mixed-use zone (Tier III).

- A. *Principal uses and structures.* The following principal uses of land and structures shall be authorized within Tier III: Low-Rise Mixed-Use Zone of the Stonecrest Area Compatible Use Overlay District:
1. All uses authorized in the C-1 and C-2 (General Commercial) District, except those listed in (B), below.
 2. All uses authorized in the O-I (Office Institutional) District, except those listed in (B), below.
 3. All uses authorized in the O-D (Office Distribution) District and M (Light Industrial) district, except those listed in (B), below. **Special use permit may be required per Use table 4.1.**
 4. All uses authorized in the RM-75 (Multifamily Residential) District.
 5. Buildings that contain a mixture of two (2) or more uses selected from those authorized in this district.
- B. *Prohibited uses.* The following principal uses of land and structures shall be prohibited within Tier III: Low-rise mixed use zone of the Stonecrest Area Overlay District:
1. Kennels.
 2. Storage yards.
 3. Tire dealers and tire repair.
 4. Adult entertainment establishments.
 5. Adult service facilities.
 6. Outdoor amusement and recreation services facilities.
 7. Outdoor storage.
 8. Appliance and equipment repair shops.
 9. Motels.
 10. Used motor vehicles dealers, except those used motor vehicle dealers satisfying the requirements of section 3.5.15(K).
 11. Temporary and seasonal outdoor sales.
 12. Automobile title loan establishments.
 13. Pawn shops.
 14. Liquor stores, **except accessory beer and wine sales is permitted with special land use permit per Art. 4.2.8.**
 15. Salvage yards and junk yards.
 16. Self-storage facilities.
 17. Gasoline service stations, **except convenience stores with gas pumps, over 4,000 square feet are permitted. A special use permit is required if located within an Activity Center.**
 18. Major and minor automobile repair and maintenance shops.
 19. Automotive rental and leasing.
 20. Commercial parking lots.
 21. Carwashes and detail shops.
 22. Night clubs and late-night establishments.

23. Check cashing establishments.
 24. Automobile emission testing facilities.
- C. *Accessory uses and structures.* The following accessory uses of land and structures shall be authorized in the Tier III: Low-Rise Mixed-Use Zone of the Stonecrest Area Overlay District:
1. Accessory uses and structures incidental to any authorized use.
 2. Parking lots and parking garages.
 3. Clubhouse, including meeting room or recreation room.
 4. Swimming pools, tennis courts, and other recreation areas and similar amenities.
 5. Signs, in accordance with the provisions of Chapter 21 and this chapter.
 6. Accessory uses and structures incidental to any authorized new or used motor vehicle dealer; including automobile rental/leasing, major and minor automobile repair, new tire sales, emissions testing, non-public fuel pumps and carwashes, and outdoor storage and automobile display.



DeKalb County Department of Planning & Sustainability - Long Range Division



00.07515 0.3 Miles



Stonecrest Overlay District - UNI Dekalb Zoning