



DeKalb County Government

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

Agenda Item

File #: 2018-2446
File Status: Approval Review

9/25/2018

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 4 & 7
N15 Harold L McGlothin Z-18-1235084
PETITION NO: Z-18-1235084

PROPOSED USE: Retail Uses

LOCATION: 4449 Rockbridge Road, Stone Mountain, GA, 30082

PARCEL NO.: 18-041-03-004

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

To rezone property from NS (Neighborhood Shopping) District to the C-1 (Local Commercial) District to develop a 2-story, 10,000 square foot retail building behind the existing commercial building on the site. The property is located on the south side of Rockbridge Road, approximately 359 feet west of Allgood Circle at 4449 Rockbridge Road, Stone Mountain, Georgia. The property has approximately 120 feet of frontage along the south side of Rockbridge Road and contains 0.67 acre.

RECOMMENDATION:

COMMUNITY COUNCIL: Denial

PLANNING COMMISSION: Approval with Conditions

PLANNING STAFF: Approval with Conditions

PLANNING STAFF ANALYSIS:

The applicant is requesting to rezone the property from the NS (Neighborhood Shopping) District to the C-1 (Local Commercial) District. The proposed use is retail and commercial uses. The rezoning request to the C-1 (Local Commercial) District will allow retail, professional and commercial related service establishments and reflect consistency with Commercial Redevelopment Corridor Plan Policy designated by the 2035

Comprehensive Plan: Focus development on parcels that abut or have access to the designated Commercial Redevelopment Corridor. Located on (Rockbridge Road) a minor arterial, there should be no significant impact on traffic. The proposed C-1 (Local Commercial) District is compatible with existing commercial and office zonings along Rockbridge Road. Compliance to required transitional buffers along residential zoned property lines should mitigate the impact on adjacent residential zoned properties. The Department of Planning and Sustainability recommends, "Approval, subject to the following conditions":

PLANNING COMMISSION VOTE: 8-0-0. L. Osler made a motion to approve. It was seconded and approved with Staff's conditions.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: 11-1-0/Denial

Z-18-1235084 RECOMMENDED CONDITIONS

1. Limit site to general retail, commercial or office uses permitted within the C-1 (Local Commercial) District. Site plan is conceptual and subject to the approval of the Director for compliance to zoning code and approved conditions.
2. The number of access points on Rockbridge Road are subject to approval by the Transportation Division of the Department of Public Works.
3. Provide road improvements (such as deceleration lanes, bike paths or a multipurpose lane) as may be required, approved or waived by the Transportation Division of the Department of Public Works.
4. Provide sidewalks and street lights per Article 5 of the DeKalb County Code and as may be required by the Transportation Division of the Department of Public Works.
5. Provide outside trash receptacles for patrons.
6. 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.



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: September 06, 2018, 6:30 P.M.

Board of Commissioners Hearing Date: September 25, 2018, 6:30 P.M.

STAFF ANALYSIS

Case No.: 2018-2446/ Z-18-1235084 **Agenda #:** N.15

Location/Address: The south side of Rockbridge Road, approximately 359 feet west of Allgood Circle at 4449 Rockbridge Road, Stone Mountain, Georgia. **Commission District:** 4 **Super District:** 7

Parcel ID: 18-041-03-004

Request: To rezone property from NS (Neighborhood Shopping) District to C-1 (Local Commercial) District to develop a 2-story, 7,600 square foot retail building behind the existing commercial business on the site.

Property Owners: Lenroy John

Applicant/Agent: Harold L McGlothin

Acreage: .67 Acres

Existing Land Use: Home Appliance Sales & Service

Surrounding Properties: North, East & West: Various Commercial & Retail Uses
South: Single-Family Detached Residences

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

Comprehensive Plan: Commercial Redevelopment Corridor (CRC) Consistent X

Proposed Square Footage: Additional 7,600 Square Feet	Existing: 875 Square Feet Commercial Building
Proposed Lot Coverage: <80%	Existing Lot Coverage: <80%

SUBJECT SITE & ZONING HISTORY

Per the submitted survey, the site consists of .67 acres west of the intersection of Rockbridge Road (a two-lane minor arterial) and Allgood Circle at 4449 Rockbridge Road. The site configuration is long and rectangular. An approximate 1,400 square foot commercial building and accessory structure is developed along the front portion of the site. The rear is primarily undeveloped. Access is via a circular driveway on Rockbridge Road. Directional arrows indicate that one curb cut is for entering and the other curb cut is for exiting the site. The character of the area immediately surrounding the site consists of established single-family residences to the south. Commercial properties exist east and west of the site along Rockbridge Road within the commercial redevelopment corridor.

The site is currently zoned NS (Neighborhood Shopping) District with per CZ-01053 with conditions to be utilized only as a grocery store and/or restaurant. DeKalb County records indicate that various restaurants at different times have occupied the existing building on the site. However, currently the existing commercial building is occupied by Appliances Galore, LLC (Home Appliances Sales & Service).

PROJECT ANALYSIS

The request is to rezone property from the NS (Neighborhood Shopping) to the C-1 (Local Commercial) District to redevelop the site for low intensity commercial and retail uses. Per the submitted site plan, the applicant intends to build a two (2) story 7,600 square foot building (3,800 square feet per floor) in the rear of the existing 1,402 square foot building for a total of 9,002 square feet. The existing storage building on the site will be demolished. The site plan depicts one point of access on Rockbridge Road with one (1) row of parking on the east side of the site. A 50-foot transitional is shown adjacent to residential zoned property along the south property line.

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 front building setback and number of required parking spaces if developed as proposed.

STANDARD	REQUIREMENT	EXISTING	COMPLIANCE
LOT WIDTH (C-1)	A minimum 100 feet of lot width on a public street frontage	Approximately 119 feet of frontage along Rockbridge Road.	Yes
LOT AREA (C-1)	20,000 Square Feet	.67 acres or 24,800 square feet	Yes
FRONT BUILDING SETBACK	Minimum 60 Feet for CRC Character Areas	Existing building on site is a nonconforming structure with a setback of less than 50 feet	Existing legal nonconforming structure
SIDE YARD SETBACK	20 Feet	20 Feet	Yes

REAR YARD SETBACK	30 Feet	30 Feet	Yes
TRANS. BUFFERS Table 5.2(a)	50 feet adjacent to RSM zoned district.	Proposed 50-foot transitional buffer along south property line adjacent to residential zoned properties.	Yes.
HEIGHT	2 stories/35 feet	Proposed 26 Feet	Yes
PARKING Article 6	Minimum 3 spaces for each 1,000 square feet of floor area = 27 spaces required.	Submitted site plan depicts 22 parking spaces.	No. Provide additional parking, shared parking agreement with adjacent properties or request a variance from ZBOA

ZONING ANALYSIS

The requested C-1 (Local Commercial) District is compatible with existing non-residential districts and developments along Rockbridge Road. Adjacent to the site along the east property line is zoned NS (Neighborhood Shopping) District pursuant to CZ-86001 with conditions for restricting access to one (1) curb cut on Rockbridge Road. Adjacent to the site along the west property line is zoned C-1 (Local Commercial) District with two (2) approved Special Land Use Permits (SLUP-14-19369 for minor auto repair and SLUP-14-19129 for an alcohol outlet for beer and wines sales associated with a convenience store). Further west is property zoned C-1 pursuant to CZ-89026 and further east is property zoned C-1 pursuant to CZ-87155. Properties along the north side of Rockbridge across from the site from Hambrick Road passed Oak Hill Circle are zoned C-1. Given the existing commercial uses and character of the area along Rockbridge Road, the requested C-1 (Local Commercial) District would be appropriate for the subject site and allow expanded business activities.

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.

The site is located on a minor arterial (Rockbridge Road) and within a Commercial Redevelopment Corridor (CRC) Character Area designated by the 2035 Comprehensive Plan. The rezoning request to the C-1(Local Commercial) District will allow retail, professional and commercial related service establishments and reflect consistency with the following CRC character area Plan Policy: Focus development on parcels that abut or have access to the designated Commercial Redevelopment Corridor.

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 to C-1 (Local Commercial) would allow low intensity non-residential uses compatible with other non-residential uses along Rockbridge Road. Adjacent and nearby non-residential uses include a food market, auto repair, retail shopping plazas (one on both sides of Rockbridge Road), back pain center and a CITGO auto gas station.

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

The site has a reasonable economic use as currently zoned NS (Neighborhood Shopping) District.

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

The rezoning request will not adversely affect the existing use or usability of adjacent residential zoned property along the south property line with compliance to required 50 - foot transitional buffer. Other non-residential zonings and uses in the area will not be affected by the zoning proposal.

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 site is located near various commercial zoned properties along Rockbridge Road. Additional retail and commercial uses on this property should provide needed services in the surrounding area. Site visits by Planning Staff observed mature vegetation where the transitional buffer will be maintained to protect adjacent residential properties.

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). The proposed retail and commercial uses should not cause an excessive burden on existing streets and transportation facilities. 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 for retail and commercial uses should not adversely impact the environment or surrounding natural resources.

Staff Recommendation: APPROVAL CONDITIONAL

The applicant is requesting to rezone the property from the NS (Neighborhood Shopping) District to the C-1 (Local Commercial) District. The proposed use is retail and commercial uses. The rezoning request to the C-1 (Local Commercial) District will allow retail, professional and commercial related service establishments and reflect consistency with Commercial Redevelopment Corridor Plan Policy designated by the 2035

Comprehensive Plan: Focus development on parcels that abut or have access to the designated Commercial Redevelopment Corridor. Located on (Rockbridge Road) a minor arterial, there should be no significant impact on traffic. The proposed C-1 (Local Commercial) District is compatible with existing commercial and office zonings along Rockbridge Road. Compliance to required transitional buffers along residential zoned property lines should mitigate the impact on adjacent residential zoned properties. The Department of Planning and Sustainability recommends **“APPROVAL CONDITIONAL”** of the rezoning request to C-1 (Local Commercial) subject to the following conditions:

1. Limit site to general retail, commercial or office uses permitted within the C-1 (Local Commercial) District. Site plan is conceptual and subject to the approval of the Director for compliance to zoning code and approved conditions.
2. The number of access points on Rockbridge Road are subject to approval by the Transportation Division of the Department of Public Works.
3. Provide road improvements (such as deceleration lanes, bike paths or a multipurpose lane) as may be required, approved or waived by the Transportation Division of the Department of Public Works.
4. Provide sidewalks and street lights per Article 5 of the DeKalb County Code and as may be required by the Transportation Division of the Department of Public Works.
5. Provide outside trash receptacles for patrons.
6. 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 request, 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.

SEPTEMBER 2018 REZONING AGENDA – TRANSPORTATION COMMENTS

N1. Lawrenceville Hwy is a major arterial on a state route. Dedicate right of way at least 50 from centerline. Install sidewalks along property frontage (ensure sidewalks are within right of way). GDOT review and permits required. Street lights required 1 foot behind sidewalks on right of way.

N2. Clairmont Road is a major arterial on a state route. Dedicate right of way at least 50 from centerline. GDOT review and permits required.

N3. Briarcliff Road is a minor arterial and state route. GDOT review and permits required. No access allowed onto Briarcliff Road.

N4. No Comments.

N5. No Comments.

N6. No Comments.

N7. No Comments.

N8 & N9. Columbia Drive is a minor arterial. See Section 5.4.3 of the Zoning Code for required improvements and Section 14-190 of the Land Development Code for required infrastructure improvements at time of permit. (The Zoning Code trumps the Land Development Code- but when the Zoning Code is silent, the Land Development Code takes effect. Overlay Districts trump both of the above.) 40 feet right of way dedication from centerline. 6-foot sidewalks, 4-foot bike lanes. Street lights behind the sidewalk within right of way. As shown in the application, interior roads must be private.

N10. Candler Road is a major arterial and a state route. GDOT review and permits required. Kelly Lake Road is a local road. See Section 5.4.3 of the Zoning Code for required improvements and Section 14-190 of the Land Development Code. (The Zoning Code trumps the Land Development Code- but when the Zoning Code is silent, the Land Development Code takes effect. Overlay Districts trump both of the above.) Right of way dedication of 50 from centerline on Candler Road, 6-foot sidewalks. Right of way dedication on Kelly Lake Road 27.5 feet from centerline, 5-foot sidewalks. Extend sidewalks along Kelly Lake Road within existing right of way to Candler Road. Street Lights required on back of sidewalk within right of way along both frontages. See Section 5.4.3 of the Zoning Code for required improvements and Section 14-190 of the Land Development Code for required infrastructure improvements at time of permit. (The Zoning Code trumps the Land Development Code- but when the Zoning Code is silent, the Land Development Code takes effect.)

N11. Treadway Road is classified local. See Section 5.4.3 of the Zoning Code for required improvements and Section 14-190 of the Land Development Code for required infrastructure improvements at time of permit. (The Zoning Code trumps the Land Development Code- but when the Zoning Code is silent, the Land Development Code takes effect. Overlay Districts trump both of the above.) Public local roads require a 27.5 foot right of way from the centerline (for a total of 55 feet), 5-foot sidewalks, 5-foot landscape strip and street lights within the right of way. The right of way width show on the application does not seem to meet the 55 feet for the interior streets. Cul-de-sac appears to be substandard also. These will need to be corrected prior to permitting and will impact storm detention, setbacks, etc.

N12. McClendon is a collector street. Allow only one standard size commercial curb cut on McClendon Dr. Install sidewalks along property frontage. Street lights required behind sidewalk within right of way at permitting.

N13. Memorial Drive is a major arterial and a state route. GDOT review and permits required.

N14. Memorial Drive is a major arterial and a state route. GDOT review and permits required. Eliminate a curb cut on 6158 and restore streetscape.

N15. Snapfinger Road is a major arterial. Site limited to right in/right out access point.

N16. Rockbridge Road is a minor arterial. See Section 5.4.3 of the Zoning Code for required improvements and Section 14-190 of the Land Development Code for required infrastructure improvements at time of permit. (The Zoning Code trumps the Land Development Code- but when the Zoning Code is silent, the Land Development Code takes effect. Overlay Districts trump both of the above.) 40 feet right of way dedication from centerline. 6-foot sidewalks, 4-foot bike lanes. Street lights behind the sidewalk within right of way. Construct sidewalks along Rockbridge Road to Allgood Circle within right of way. Limited to one access point onto Rockbridge Road.

N17. Bermuda Road is a collector road. See Section 5.4.3 of the Zoning Code for required improvements and Section 14-190 of the Land Development Code for required infrastructure improvements at time of permit. (The Zoning Code trumps the Land Development Code- but when the Zoning Code is silent, the Land Development Code takes effect. Overlay Districts trump both of the above.) 35 feet right of way dedication from centerline. 6-foot sidewalks, 4-foot bike lanes. Street lights behind the sidewalk within right of way. Add roundabout at the intersection of Stewart Mill Road and Bermuda Road. Gordon Burkett at Keep DeKalb Beautiful is working on the concept for this project. Add sidewalks and street lights along Bermuda Road (within right of way) to the intersection of Stewart Mill Road. Complete all requirements of GRTA's notice of decision that are within DeKalb County. Design to restrict truck movements from using Stewart Mill Road to get to Rockbridge Road.

N18. Norris Lake is a collector road. Pleasant Hill is a minor arterial. Pleasant Hill Way is a local road. Pleasant Hill Way appears to be public in some areas where the development is proposed. I assume they are planning a right of way abandonment. Provide ped/bike access from the neighborhood into the park, as approved by the Parks and Recreation Department. Frontage on Pleasant Hill Way must be improved to Code also. 339 lots requires a traffic study be completed prior to zoning. Traffic study should include the access points and the intersection of Norris Lake Road/Humphries at Pleasant Hill Road. Left turn lane required on Pleasant Hill Road. Add sidewalks along frontage of Norris Lake Road and extend to the intersection of Norris Lake Road/Humphries at Pleasant Hill Road. Add sidewalks along frontage of Pleasant Hill Road and extend to the intersection of Norris Lake Road/Humphries at Pleasant Hill Road. Consider moving the roundabout to Pleasant Hill Road. **Request deferral until the study is received.** Norris Lake requires right of way dedication of 35' from centerline, 6-foot sidewalks, 4-foot bike lanes and street lights on back of curb within the proposed right of way. Pleasant Hill Road requires right of way dedication of 40' from centerline, 6-foot sidewalks, 4-foot bike lanes and street lights on back of curb within the proposed right of way. Pleasant Hill Way right of way dedication of 27.5' from centerline, 12-foot travel lane on the development side from centerline, 5 foot sidewalks and street light on back of curb within the proposed right of way.

N19. No Comments.

N20 & N21. Rock Chapel Road is a major arterial and state route. GDOT review and permits required at permitting. See Section 5.4.3 of the Zoning Code for required improvements and Section 14-190 of the Land Development Code for required infrastructure improvements at time of permit. (The Zoning Code trumps the Land Development Code- but when the Zoning Code is silent, the Land Development Code takes effect. Overlay Districts trump both of the above.)

N22. S. Stone Mountain Lithonia Road is a minor arterial. Add sidewalks and street lights behind sidewalks and within right of way along property frontage and dedicate 40 feet of right of way from centerline.

N23. Stephenson Road is a collector road. Dedicate 35 feet of right of way from centerline, add sidewalks and street lights behind sidewalks and within right of way.

N24. Briarcliff Road is a minor arterial and a state route. GDOT has already permitted the right in only driveway. The right-out driveway was probably not allowed due to restricted sight distance when exiting due to the curve (trying to verify with GDOT). No other comments.



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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. The site is a stormwater hotspot.

- **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 and are subject to approval from the County Arborist.

- **Tributary Buffer**

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.



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MADOLYN SPANN MSPANN@DEKALBCOUNTYGA.GOV OR JOHN REID JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: Z-18-1235084 Parcel I.D. #: 18-041-03-004

Address: 4449
Rockbridge Rd
STN. WYN.

Adjacent Roadway (s):

_____	_____
(classification)	(classification)

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

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

COMMENTS:

Field } plans reviewed. No problem that would interrupt traffic.

Signature: [Signature] David M. Loss

DEPARTMENT OF PLANNING & SUSTAINABILITY

MAJOR MODIFICATION APPLICATION

REZONING

Date Submitted: 7/5/18 (WA) Case No.: 2-18-1235084

Existing Conditional Zoning No.: CZ 201053A

APPLICANT NAME: HAROLD L. MCGLOTHLIN

Daytime Phone#: 4-453-4201 Fax #: N/A E-mail: Haroldlmcglothlin@gmail.com

Mailing Address: 5620 WINDWOOD RD COLLEGE PARK GA 30349

OWNER NAME: LENROY JOHN
(If more than one owner, attach contact information for each owner)

Daytime Phone#: 678-437-9770 Fax #: _____ E-mail: _____

Mailing Address: 4449 ROCKBRIDGE RD ST. MOUNTAIN GA 30083

SUBJECT PROPERTY ADDRESS OR LOCATION: 4449 ROCKBRIDGE RD

Stone Mountain
18 041 03 004
_____, DeKalb County, GA, 30082

District(s): _____ Land Lot(s): _____ Block(s): _____ Parcel(s): _____

Acreage or ~~Square~~ Feet: .67 Commission District(s): 467 Existing Zoning: NS

I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

Signature of Applicant: H. McGlothlin

Request:
C-1

Printed Name of Applicant: HAROLD L. MCGLOTHLIN



Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE
(Pre-application conference is required prior to filing application: copy must be submitted at filing)

harold1mcglothlin@gmail

Applicant Name: Harold L. McGlothlin Phone: 404-453-4209 Email: 5620 Windwood Road
College Pk 30349

Property Address: 4449 Rockbridge Rd

Tax Parcel ID: 18-041-03-004 Comm. District: 4:7 Acreage: .67

Existing Use: Used appliance store Proposed Use additional retail

Rezoning: Yes ☒ No ☐

Existing Zoning: NS ^{C201053A} Proposed Zoning: C-1 Square Footage/Number of Units: 10,000 SF

Rezoning Request: to add a detached retail bldg. Used appliance store to remain

Land Use Plan Amendment: Yes ☐ No ☐

Existing Land Use: CRC Proposed Land Use: _____ Consistent ☐ Inconsistent ☐

Special Land Use Permit: Yes ☐ No ☐ Article Number(s) 27

Special Land Use Request(s) _____

Major Modification:

Existing Case Number(s): _____

Condition(s) to be modified and request:

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: ☒ Review Calendar Dates: ☒ Planning Commission: ☒
Owners Authorization: _____ Community Council Meeting: _____ Public Notice: _____ Notice Signs: _____
Building Permits: _____ Fire Inspection: _____ Business License: _____ Land Disturbance Permit: _____ State
License: _____ Lighting Plan: _____ Campaign Disclosure: _____ Impact Analysis: _____ Zoning
Conditions: _____ Letter of Intent: _____ Board of Commissioners: _____ Tent Permit: _____
Supplemental Regulations: _____ Overlay District _____ DRI _____ Separation _____

Review of Site Plan

Setbacks: front _____ sides _____ side corner _____ rear _____ Lot Size: _____ Frontage: _____
Landscape Strips: _____ Buffers: _____ Parking Lot Landscaping: _____ Parking Spaces: _____
Screening: _____ Streetscapes: _____ Fencing/Walls: _____ Open Space: _____ Enhanced
Open Space: _____ Building Materials: _____ Roof Material: _____ Fenestration: _____ Façades: _____
Orientation: _____ Garages: _____ Pedestrian Plan: _____ Sidewalks _____

Possible Variances: _____

Comments: _____

Planner: MBE Date 6/4/18

Filing Fees

REZONING: RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1 \$500.00

RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5,
OI, OD, OIT, NS, C1, C2, M, M2 \$750.00

LAND USE AMENDMENT \$500.00

SPECIAL LAND USE PERMIT \$400.00

PUBLIC NOTICE

FOR



REZONING OF 4449 Rockbridge Road

Harold L. McGlothin has requested that Dekalb consider rezoning of 4449 Rockbridge Road from NS Neighborhood Shopping to C1 Light Commercial. The reason for this request is to allow a new Two Story Building is top allow a 10,000 Square Foot 2 story building to be constructed behind the existing building that is a Used Appliance Store'

This meeting will be held at:

4449 Rockbridge Road in Stone Mountain GA 30083

This meeting will be held at 7:00 PM.

At this meeting drawings showing the proposed project will be on display, and all questions, you may have will be answered.

If you have any questions prior to this meeting please feel free to contact me at 404-453-4201.

THIS MEETING IS BEING HELD AT 4449 Rockbridge Road at 7:00 PM on MONDAY JULY 2nd. 2018

MEETING SIGN-IN SHEET

Project: RE-ZONE FROM NS TO CI

Meeting Date: 7-2-2018

Facilitator: HAROLD McELROY, JR.


Location: 4449 ROCK BRIDGE

[illegible]

Letter of Application

I, Harold L. McGlothin, hereby request that, Dekalb County accept my request for the rezoning, for the property, located at 4449 Rockbridge Road, in Stone Mountain, GA from NS to C1. The reasons for this request is that I am currently leasing 5,000 square feet of space, in another location and by building a new 2 Story 10,000 square foot facility. I can consolidate my business and have 5,000 square feet of space available to lease to other tenants. This rezoning also allows the best use of my property, in today's economy.

Thanking you in advance.

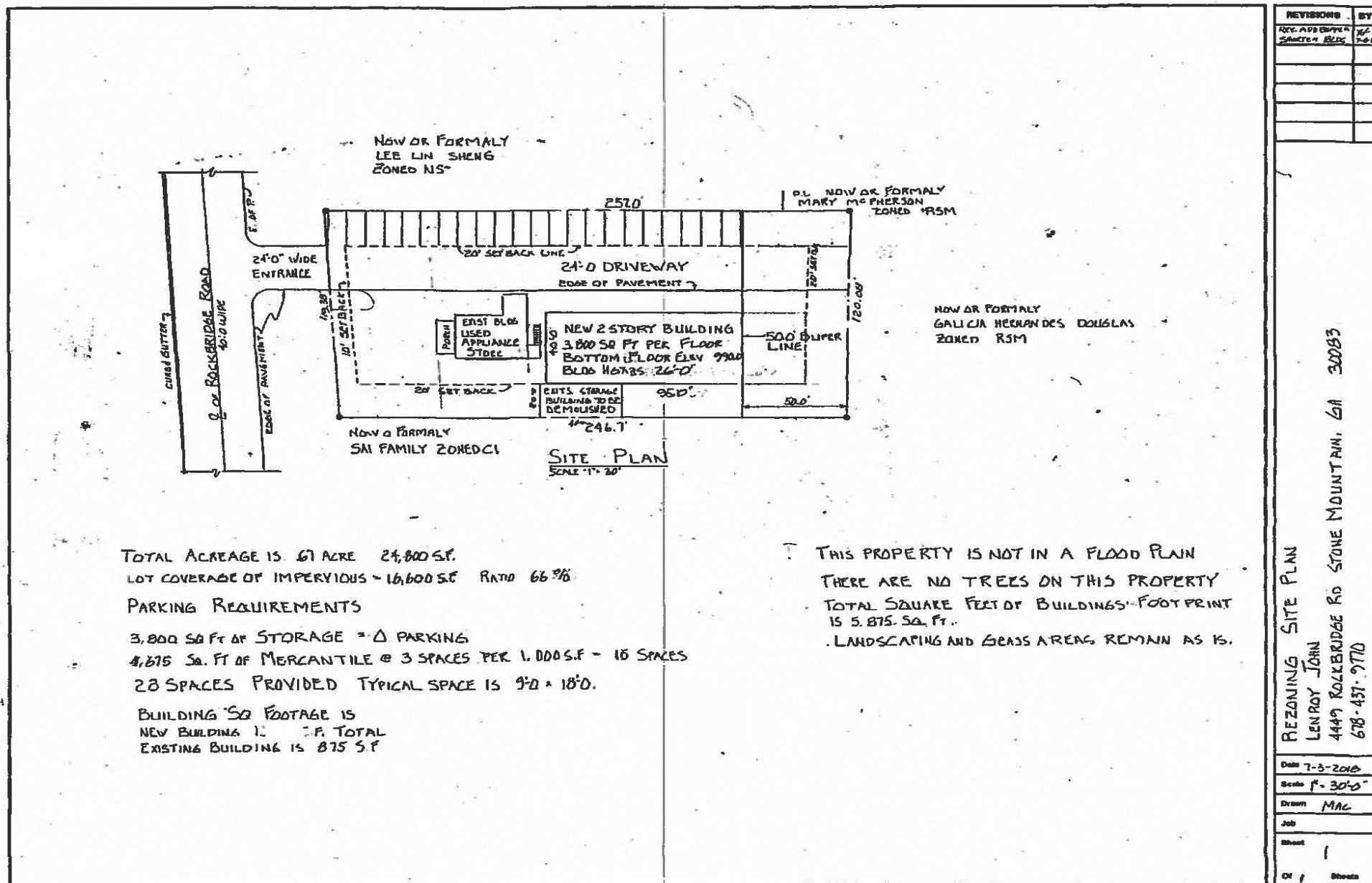

Harold L. McGlothin

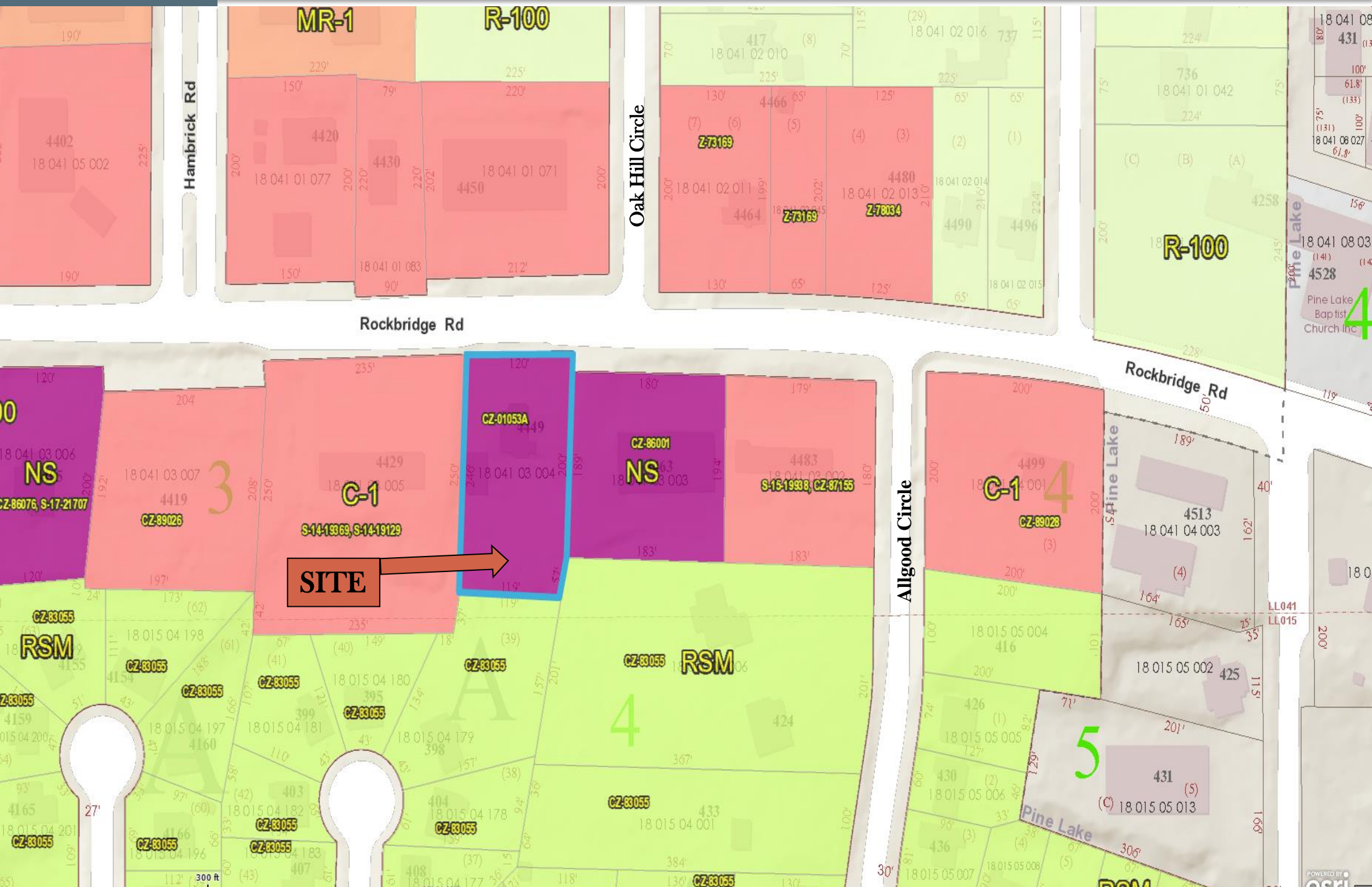


Impact Analysis

- A. The proposed zoning is in accordance with the Comprehensive plan.*
- B. The proposed zoning will permit that is suitable in use and development of adjacent properties.*
- C. The current use is only 15 % of the existing property, and the rezoning will allow a new 2 story building to be constructed. With the additional space, and the rezoning to C1 will allow the owner to attract a much larger number of tenants.*
- D. All except one of the adjacent properties are already zoned C1.*
- E. There is nearby properties that are currently zoned NS that are vacant, because of the limited uses available in NS zoning.*
- F. The proposed zoning will have no affect, on any existing historic buildings, sites, districts, or archaeological resources.*
- G. The rezoning will have no affect, or burdensome, on any use of existing streets, transportation facilities, utilities, or schools.*







N.15

Z 18 1235084

Aerial





Existing business
in front of proposed
site on Rockbridge
Road.



Location of proposed
2-story, 10,000 square
foot building in rear of
existing building.

