



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.16

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, 10,000 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: Suburban Consistent X

Proposed Square Footage: Additional 10,000 Square Feet	Existing: 1,122 Square Feet + 280 Square Feet Basement
Proposed Lot Coverage: <80%	Existing Lot Coverage: <80%

DEPARTMENT OF PLANNING & SUSTAINABILITY

MAJOR MODIFICATION APPLICATION

REZONING

Date Submitted: 7/5/18  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

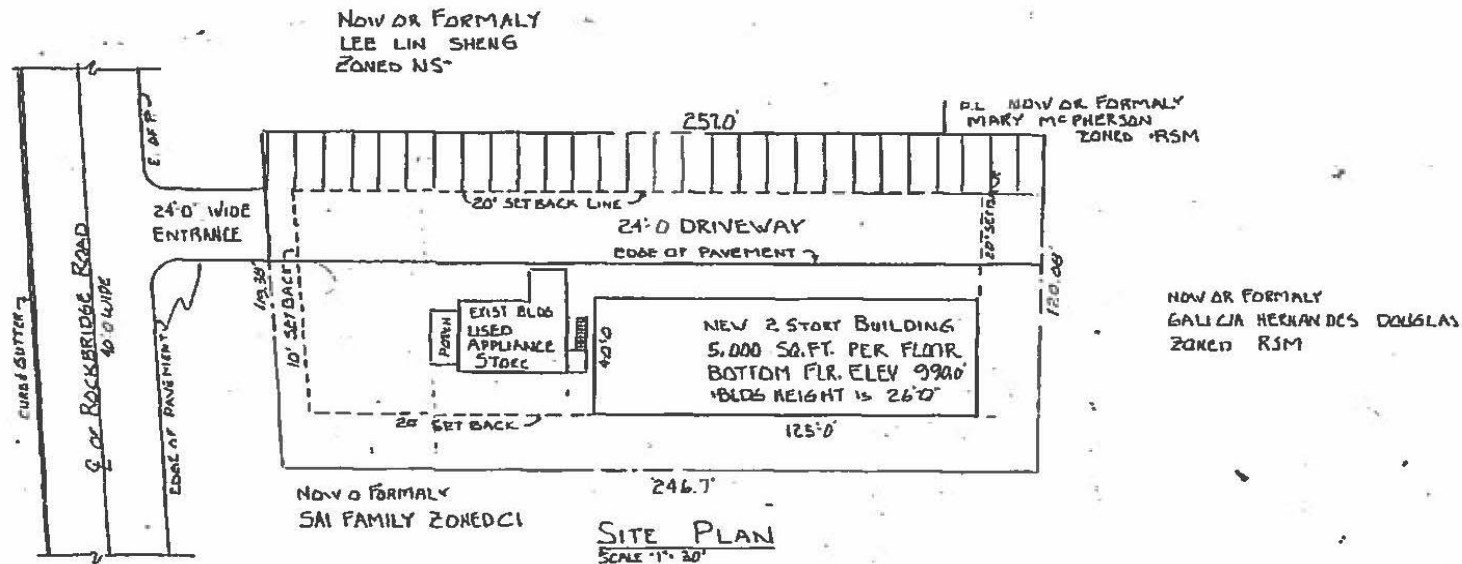
I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

Signature of Applicant: H. McGlothlin

Request: C-1

Printed Name of Applicant: HAROLD L. MCGLOTHLIN





TOTAL ACREAGE IS .67 ACRE 28,400 SF.

LOT COVERAGE OF IMPERVIOUS = 13,300 SF. RATIO 43.3%

PARKING REQUIREMENTS

5,000 SQ FT OF STORAGE = Δ PARKING

5,875 Sq. Ft. of. MERCANTILE @ 3 SPACES PER 1,000 S.F. = 16 SPACES

28 SPACES PROVIDED TYPICAL SPACE IS 9'0" x 18'0".

BUILDING SQ FOOTAGE IS

NEW BUILDING 10,000 S.F. TOTAL

EXISTING BUILDING IS 875 S.F.

THIS PROPERTY IS NOT IN A FLOOD PLAIN

THERE ARE NO TREES ON THIS PROPERTY

TOTAL SQUARE FEET OF BUILDINGS' FOOTPRINT
IS 5,875 SQ. FT.

LANDSCAPING AND GRASS AREAS REMAIN AS IS.



REVISIONS BY

REZONING SITE PLAN

LENROY JOHN

4449 ROCKBRIDGE RD STONE MOUNTAIN, GA 30083

678-437-9770

Date 7-5-2018

Scale 1" = 30'0"

Drawn MAC

Job

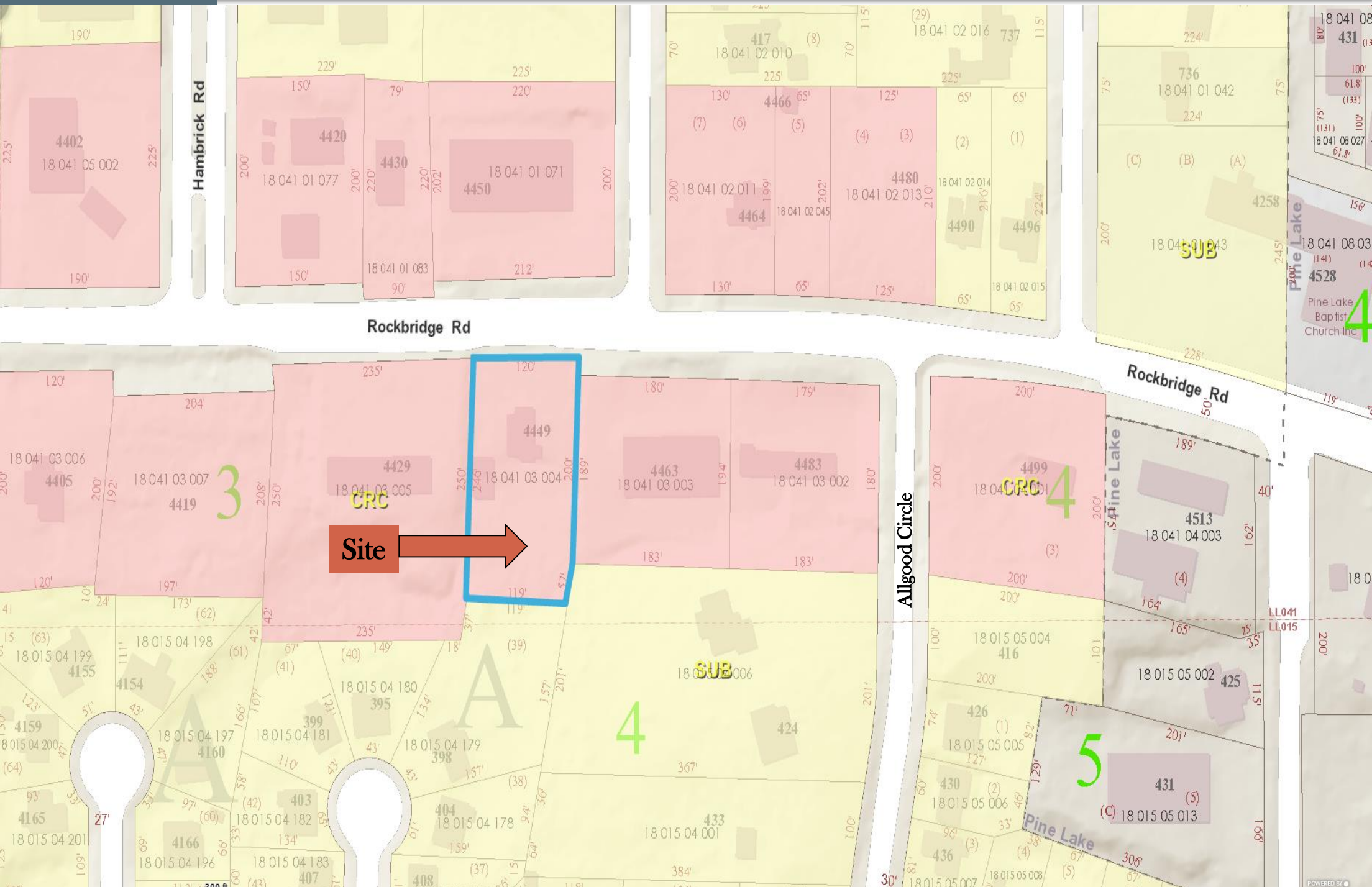
Sheet

Of 1 Sheets

N.16

Z 18 1235084

Future Land Use Map







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.

