



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

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

APPLICATION TO AMEND COMPREHENSIVE LAND USE PLAN
OF DEKALB COUNTY, GEORGIA

Application No. _____ Date Received: _____

Applicant's Name: Gleamy Lee Sang E-Mail: gleamy44@gmail.com

Applicant's Mailing Address: 566 N Shore Rd, Lithonia, GA 30058

Applicant's Daytime Phone #: 770-413-7419 Fax: _____

(If more than one owner, attach information for each owner as Exhibit "A")

Owner's Name: _____ E-Mail: _____

Owner's Mailing Address: _____

Owner's Daytime Phone #: _____ Fax: _____

Address/Location of Subject Property: 5011 Covington Highway

District(s): 15th Land Lot(s): 162 Block(s): A Parcel(s): 15 162 04 008

Acreage: 0.671 Commission District(s): 5-7

Current Land Use Designation: Suburban Proposed Land Use Designation: Comm. Redev Corridor

Current Zoning Classification(s): R35

PLEASE READ THE FOLLOWING BEFORE SIGNING

- I. This application form must be completed in its entirety. In addition, any application that lacks any of the required attachments or payment of the filing fee shall be determined to be incomplete and shall not be accepted.
- II.
- III. Disclosure of Campaign Contributions: In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered: Have you, the applicant, made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes ☐ No ☒
- IV.

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

NOTARY
2/14/23
EXPIRATION DATE / SEAL

SIGNATURE OF APPLICANT
Check One: Owner ☒ Agent ☐

DATE 1/8/21

Land Use

1. Whether the proposed land use change will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

The surrounding area appears to be developing commercially, and the proposed change would be in conformity with said development.

2 Whether the proposed land use will adversely affect the existing use or usability of adjacent or nearby properties.

I do not believe the proposed land use will have an adverse affect on the usability of adjacent or nearby properties at this time as the property is vacant.

3. Whether the proposed land use change will result is a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

I am not aware of any conditions that may cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

4. Whether the amendment is consistent with the written policies in Comprehensive Plan Text.

The Comprehensive Plan Text seeks to develop numerous aspects of infrastructure and community which is in keeping with the proposed amendment.

5. Whether there are environmental impacts or consequences resulting from the proposed change.

I am not aware of any adverse impact this proposed change would have on the environment or surrounding resources.

6. Whether there are impacts on properties in an adjoining governmental jurisdiction in cases of proposed changes near county boundary lines.

There will be no impact on properties in adjoining jurisdictions.

7. Whether there are other existing or changing conditions affecting the use and development of the affected land areas which support either approval or denial of the proposed land use change.

It is my understanding that an adjacent neighbor (Valerie Kong-Quee, 5021 Covington Highway) is also seeking a similar proposed amendment which would support the proposed land use change.

8. Whether there are impacts on historic buildings, sites, districts or archaeological resources resulting from the proposed change.

I am not aware of any adverse affect this proposed change may have on historic building, sites, districts or archeological resources.

Letter of Application

DeKalb County Department of Planning & Sustainability
330 West Ponce de Leon Avenue
Suites 100-500
Decatur, Georgia 30030

**Re: 5011 Covington Highway
Lot 8, Land Lot 162, 15th District, Parcel 15-16204008 (the Premises)**

Dear Sir/Madam:

The above referenced premises is a vacant lot, currently designated for Suburban use and not serving any specific purpose. I am therefore requesting the land use be designated for Commercial Redevelopment Corridor use as this will be most appropriate for economical development of the premises.

Thank you for your kind consideration of this application.

Gloamy LeeSang, Owner

Land Use Amendment Analysis of Anticipated Impact

With regard to the standards and factors specified in Article 7.3 of the DeKalb County Zoning Ordinance, I do not anticipate any impact to the standards and factors of this ordinance as the property is to remain vacant and will not be built upon. The requested designation is only for marketing purposes and therefore speculative. Any future development will need to be vetted by the County at that time, but none is anticipated as I seek this amendment.

Gloamy Lee Sang, Owner

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
(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: Gloamy Lee Sang Phone: 973-444-1427 Email: derosa26@aol.com

Property Address: 5011 Covington Highway

Tax Parcel ID: 15 162 04 008 Comm. District(s): 5 & 7 Acreage: .62

Existing Use: Vacant Land Proposed Use Speculative Commercial (no specific use at this time)

Supplemental Regs: NA Overlay District: NA DRI: No

Rezoning: Yes X No

Existing Zoning: R-85 Proposed Zoning: C-2 Square Footage/Number of Units: NA-Spec rezoning

Rezoning Request: Speculative rezoning—no specific site plan.

Land Use Plan Amendment: Yes X No

Existing Land Use: SUB Proposed Land Use: CRC Consistent Inconsistent

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

Special Land Use Request(s)

Major Modification:

Existing Case Number(s): NA

Condition(s) to be modified:

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: Held on 10/21/20 6:30 pm via ZOOM Review Calendar Dates: will go to March 2021 cycle, likely filing deadline will be Jan. 2 or 3rd, BOC will adopted final calendar on Nov. 19th, 2020 PC: X BOC: X Letter of Intent: X Impact Analysis: X Owner Authorization(s): X Campaign Disclosure: X Zoning Conditions: NA Community Council Meeting: X Public Notice, Signs: X Tree Survey, Conservation: X Land Disturbance Permit (LDP): NA—spec rezoning Sketch Plat: na-spec rezoning Bldg. Permits: na—spec rezoning Fire Inspection: na Business License: na State License: Lighting Plan: Tent Permit: Submittal Format: NO STAPLES, NO BINDERS PLEASE

Review of Site Plan—NA –No site plan submitted; speculative rezoning

Density: Density Bonuses: Mix of Uses: Open Space: Enhanced Open Space: Setbacks: front sides side corner rear Lot Size: Frontage: Street Widths: Landscape Strips: Buffers: Parking Lot Landscaping: Parking - Auto: Parking - Bicycle: Screening: Streetscapes: Sidewalks: Fencing/Walls: Bldg. Height: Bldg. Orientation: Bldg. Separation: Bldg. Materials: Roofs: Fenestration: Façade Design: Garages: Pedestrian Plan: Perimeter Landscape Strip: Possible Variances: Since site is only 100 ft wide and is surrounded by R-85 single-family zoning, a transitional buffer variance will likely be needed if the rezoning is approved.

Comments: No site plan submitted; applicant indicates this is a speculative rezoning. Proposed C-2 zoning will require a Land Use Amendment application to Commercial Redevelopment Corridor. If rezoning is approved, site will likely need variances, including transitional buffer variances. Applicant indicates that pre-community meeting already occurred on 10/21/20 and will provide documentation. Applicant also indicates that rezoning application has already been submitted.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Planner: John Reid Date 10/30/20

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	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE MAP AMENDMENT		\$500.00
SPECIAL LAND USE PERMIT		\$400.00

FLYERS HANDED OUT TO SUROUNDED COMMUNITY REGARDING ZONING NOTIFICATION OF 5021 5011

4918 COVINGTON HIGHWAY.

AUTO ZONE

DECATUR 30035

4947 COVINGTON HIGHWAY

CAR WASH

DECATUR 30035

4995 COVINGTON HIGHWAY

BB AUTO GALARY

DECATUR 30035

4982 COVINGTON HIGHWAY

CHRISTOPHER CAR DEALER

DECATUR 30035

5038 COVINGTON HIGHWAY

MINI WHAREHOUSE

DECATUR 30035

5020 COVINGTON HIGHWAY

ROTENSE JACKSON

DECATUR 30035

5082 COVINGTON HIGHWAY

TRAFFIC TROOPERS

DECATUR 30035

5094 COVINGTON HIGHWAY DECATUR 30035

JIMMY ROSE ASSOCIATE

VALERIE THOMAS

5053 COVINGTON HIGHWAY

DECATUR 30035

HALTADO FAUSTINIANO

4806 COVINGTON HIGHWAY

DECATUR 30035

LIZARRAGA ROJAS GALINDE

5003 COVINGTON HIGHWAY

DECATUR 30035

STEVE ACTMAN

5091 COVINGTON HIGHWAY

DECATUR 30035

BRENDA HALL LURIE

5101 COVINGTON HIGHWAY

DECATUR 30035

COMMERCIAL

5107 COVINGTON HIGHWAY

DECATUR 30035

CHURCH PLACES OF RELIGION

5130 COVINGTON HIGHWAY

DECATUR GA 30035

4422 COOPER KALCEY

DECATUR 30035

4383 BARCLAY ANDREA

DECATUR 30035

Survey Legal Description

All that tract or parcel of land lying and being in Land Lot 162 of the 15th District, DeKalb County, Georgia, being Part of Lot 9, Block A, as per plat of M.M. George Property by M.F. Mable, Surveyor, dated June 1939 and recorded in Plat Book 13, Page 62, DeKalb County records and being more particularly described as follows:

BEGINNING at a 1/2" Rebar Set on the Southwestern right of way line of Covington Highway (Variable Right of Way)(State Highway 12)(F.K.A. Covington Road), said point being located a distance of 1112.32 Feet from the first corner of the mitered intersection of the Southeastern Right of Way Line of Wesley Chapel Road and the Southwestern right of way line of Covington Highway at Grid North Georgia West Zone Coordinates: Northing:1357994.4822 Easting:2283326.148 thence along said right of way line of Covington Highway proceeding South 67 Degrees 51 Minutes 52 Seconds East a distance of 32.36 feet to a Concrete Monument Found; thence with a curve turning to the left along an arc with a length of 66.59 feet to a 1/2" Rebar Found, said curve having a radius of 2907.79 feet, a chord bearing of South 68 Degrees 42 Minutes 34 Seconds East, and a chord length of 66.59 feet; thence leaving said right of way line proceeding South 25 Degrees 32 Minutes 54 Seconds West a distance of 267.08 feet to a 1/2" Rebar Found; thence North 83 Degrees 09 Minutes 37 Seconds West a distance of 99.99 feet to a 1/2" Open Top Pipe Found; thence North 24 Degrees 45 Minutes 49 Seconds East a distance of 292.31 feet to a 1/2" Rebar Set on the Southwestern side of Covington Highway and the POINT OF BEGINNING; having an area of 27061 Sq. Ft., 0.621 Acres, as shown and described on Survey by Georgia Land Surveying Co., bearing the seal and certification of Josh L. Lewis IV, Georgia Registered Land Surveyor No. 3028, and being referenced as Job Number 202182.

ZONING

[DeKalb County]
(R-85) (Residential Medium Lot)
Front yard setback-40' (Arterials)
Side yard setback-8.5'
Rear yard setback-40'
Note: Graphic depiction of setback lines are the interpretation of the Surveyor and should be verified with a zoning official prior to design work.

SURVEY NOTES

1. Equipment used; Leica 1200 robotic total station and Allegro MX data collector.
2. Software used: Carlson Survey 2013 and Carlson Survce.
3. Front property line established using pro ration of original lot frontages before the right of way take as shown.

CLOSURE STATEMENT

The field data used to compile this plat was gathered by differential adjusted G.P.S. coordinates and radial survey measurements and has a positional tolerance of 0.1 feet.
This map or plat has been calculated for closure and is found to be accurate within one foot in 559,483 feet.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2907.79'	66.59'	66.59'	S 68°42'34" E	1°18'44"
C2	2907.79'	100.42'	100.41'	S 70°21'12" E	1°58'43"

155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

SURVEY PLAT FOR:

5011 Covington Highway, Decatur Georgia 30032

GLOAMY LEE SANG

LAND LOT: 162	15th DISTRICT	SECTION	DeKalb COUNTY, GA
LOT:	BLOCK:	UNIT:	PHASE:
SUBDIVISION:			
PLAT BOOK	, PAGE	DRAFTER: BJC	REVISION DATE:
DEED BOOK 7354	, PAGE 769	PARTY CHIEF: R.G.	FIELD DATE: 10/14/20

DATE: 9/22/20 SCALE: 60'



This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

By: Josh Lewis IV, Registered Land Survey Number 3028

LEGEND

These standard symbols may be found in the drawing.

- 1/2" Rebar Set/Point
- Iron Pin Found
- Concrete Monument Found
- Building Line
- Guy Wire Anchor
- Power Pole
- Capped Gas Line
- Neighbor's Fence
- Overhead Electric Line

AREA

27061 SQ. FT.
0.621 ACRES

