



DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director



APPLICATION TO AMEND OFFICIAL ZONING MAP
OF DEKALB COUNTY, GEORGIA

Form fields including Z/CZ No., Date Received, Applicant (Joamy Lee Song), Mailing Address (566 N Shore Rd), Phone (770-413-7419), and Zoning Category (R85).

PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments.

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

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 with the Planning Department. 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 seal for Phil... and signature of Joamy Lee Song dated 10-30-2020. Includes notary public information and contact details for the Planning Department.

Rezoning

Letter of Application

My property located at 5011 Covington Highway, Decalb, Lot 162, Block A, Parcel 15 162 04 008 (the "premises") is presently zoned as R85 and I wish to rezone the premises to general C2. The reason for this request is I have had interest in the property for commercial use and wish to present the premises as marketable for lease or sale.

The anticipated impact of proposed use is also speculative, but the following is to the best of my knowledge:

Impact Analysis

- A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan. The Comprehensive Plan seeks to develop numerous aspects of infrastructure and community which is in keeping with a general C2 designation.
B. Whether the zoning proposal 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 a general C2 designation, would be in conformity with said development.
C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned. The property has minimal economic use as currently zoned.
D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby properties. I do not believe general C2 zoning will have an adverse affect on the usability of adjacent or nearby 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. It is my understanding that adjacent properties are also seeking general C2 designation. Specifically, Valerie Kong-Quee, 5021 Covington Highway is also seeking a similar property designation which would support the proposed land use change.

F. Whether the zoning proposal will adversely affect historic building, sites, districts or archeological resources.

I am not aware of any adverse affect this zoning proposal will adversely affect historic building, sites, districts or archeological resources

G. Whether the zoning proposal 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,

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

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

Building Form Information:

This property is vacant with no proposed information as to future building.



404.371.2155 (e) | Clark Harrison Building
404.371.4556 (f) | 330 W. Ponce de Leon Ave
DeKalbCountyGa.gov | Decatur, GA 30030

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:



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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.

d:\5011 covington hwy pre application conference form.docx 11/01/2018 MMA



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DEPARTMENT OF PLANNING & SUSTAINABILITY

Planner: John Reid Date: 10/30/20

Filing Fees

<b>REZONING:</b>	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, OT, NS, C1, C2, M, M2	\$750.00
<b>LAND USE MAP AMENDMENT</b>		\$500.00
<b>SPECIAL LAND USE PERMIT</b>		\$400.00

d:\5011 covington hwy pre application conference form.docx 11/01/2018 MMA

FLYERS HANDED OUT TO SURROUNDED 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

202182

## 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.

Gloamy LeeSang  
566 North Shore Road  
Lithonia, GA 30058

October 20, 2020

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 zoned R-85 and not serving any specific purpose. I am therefore requesting the zoning be reclassified to General C-2 use as this will be most appropriate for economical development of the premises.

Thank you for your kind consideration of this application.

Respectfully submitted,

*Gloamy Lee Sang-Morris*  
Gloamy Lee Sang-Morris

Enclosures

Dana Pierce

From: DANA MORRIS <derosa26@aol.com>
Sent: Thursday, January 7, 2021 3:16 PM
To: Dana Pierce
Subject: Fwd: 5011 Covington Hwy, Dekalb Zoning Application
Attachments: 5011 Covington Legal Description.pdf; 5011 Covington Survey.pdf

Sent from my iPhone

Begin forwarded message:

From: Dana Morris <derosa26@aol.com>
Date: October 28, 2020 at 4:01:11 PM EDT
To: "mcwilliams@dekalbcountyga.gov" <mcwilliams@dekalbcountyga.gov>
Subject: 5011 Covington Hwy, Dekalb Zoning Application
Reply-To: Dana Morris <derosa26@aol.com>

Mr. Williams,

Enclosed please find the following to facilitate the zoning application process for 5011 Covington Hwy, Dekalb:

- 1. Application Form to Amend Official Zoning Map;
2. 5011 Covington Legal Description;
3. 5011 Covington Survey; and
4. Letter of Application.

On October 21st at 6:30, my mother, Gloamy LeeSang coordinated a community meeting via Zoom with Valerie Kong-Quee, whom is also in process for rezoning 5021 Covington Hwy. Several council members were in attendance. I also completed the Pre-Application form with Ms. Nahomie Lagardere on October 22nd and arranged for the Pre-Application Conference with Mr. John Reid on Friday, October 30th.

Please advise if you should require anything further at this time.

Best regards,
Dana Pierce

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