



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: March 02, 2021, 6:30 P.M.
Board of Commissioners Hearing Date: March 25, 2021, 6:30 P.M.**

STAFF ANALYSIS

Case No.: LP-21-1244541 **Agenda #:** N.10
Location/Address: 2328 Pine Mountain St, Lithonia, GA 30058 **Commission District:**5 Super District:7
Parcel IDs: 16 167 08 010
Request: Future Land Use Plan Map Amendment
Property Owner(s): Aiesha Thomas
Applicant/Agent:
Acreage: 0.79 Acres
Existing Land Use: Light Industrial (LIND)
Proposed Land Use: Suburban (SUB)
Surrounding Properties:
Adjacent Zoning: North:M (LIND) South: M/RE (SUB/LIND) East: M (LIND) West: M/RE (LIND/SUB)
(Adjacent Land Use): Northeast: M (LIND) Northwest: M (LIND) Southeast: RE (SUB) Southwest: M (LIND)
Comprehensive Plan:

Consistent Inconsistent

Proposed Density: N/A 3 units/acre

Existing Density: N/A

Proposed Units/Square Ft.: N/A units

Existing Units/Square Feet: N/A

Proposed Lot Coverage: N/A

Existing Lot Coverage: N/A

Companion Application:

The applicant has filed a companion application (Z-21-1244542) to amend the Zoning of the parcel from M (Industrial) to MR-2 (Medium Density Residential - 1).

STAFF RECOMMENDATION:

Attachments:

1. Department and Division Comments
2. Application
3. Site Plan
4. Zoning Map
5. Land Use Plan Map
6. Aerial Photograph

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: Aisha J. Thomas of AJT Law E-Mail: aisha@ajtlawfirm.com

Applicant's Mailing Address: 931 MONROE DR. NE SUITE A 102-610, ATLANTA, GEORGIA 30308

Applicant's Daytime Phone #: 313-516-7294 Fax: 866-476-1026

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

Owner's Name: Datona Properties, LLC E-Mail: danac5006@yahoo.com

Owner's Mailing Address: 5006 Laythan Jace Ct., Snellville, GA 30039

Owner's Daytime Phone #: 770-331-4858 Fax: _____

Address/Location of Subject Property: 2328 Pine Mountain St., Lithonia, GA 30058

District(s): 04 15 Land Lot(s): 167 Block(s): _____ Parcel(s): _____

Acreage: .79 Commission District(s): 5 & 7

Current Land Use Designation: LIND Proposed Land Use Designation: SUB or HC

Current Zoning Classification(s): M

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 filling of this application? _____ Yes No
- IV.

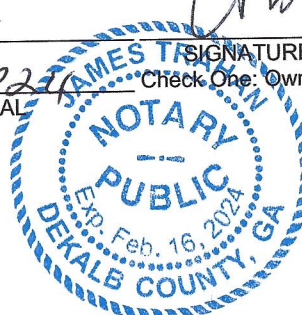
If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

- 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

EXPIRATION DATE / SEAL



SIGNATURE OF APPLICANT
Check One: Owner _____ Agent

DATE 12/23/2020

DEPARTMENT OF PLANNING & SUSTAINABILITY

As per Section 27-829 of the Zoning Ordinance of DeKalb County, each applicant seeking an amendment to the official Comprehensive Plan land use maps shall provided a complete written response to each of the following standards and factors for evaluation applications for amendments to the Comprehensive Plan land use maps:

1. Whether the proposed land use change will permit uses that are suitable in view of the use and development of adjacent and nearby property;
 2. Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property;
 3. Whether the proposed land use change will result in uses which will or could 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;
 5. Whether there are environmental impacts or consequences resulting from the proposed change;
 6. Whether there are impacts on properties in an adjoining governmental jurisdiction in cases of proposed changes near county boundary lines;
 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;
 8. Whether there are impacts on historic buildings, sites, districts or archaeological resources resulting from the proposed change.
-



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

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Michael Thurmond

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)

client: Dana Christian

Applicant Name: Aisha Thomas Phone: (470) 357-4639 Email: aishe@ajtlawfirm.com

Property Address: 2328 Pine Mountain

Tax Parcel ID: 16-167-08-010 Comm. District(s): 5:7 Acreage: 0.79 acres 34,412 s.f.

Existing Use: S-F detached house Proposed Use: 3 s-f. attached townhomes

Supplemental Regs: _____ Overlay District: _____ DRI: _____

Rezoning: Yes No _____

Existing Zoning: M Proposed Zoning: _____ Square Footage/Number of Units: _____

Rezoning Request: _____

Land Use Plan Amendment: Yes No _____

Existing Land Use: IND Proposed Land Use: SUB next to SUB
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: _____

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: Review Calendar Dates: PC: BOC:
 Letter of Intent: Impact Analysis: Owner Authorization(s): Campaign Disclosure:
 Zoning Conditions: Community Council Meeting: Public Notice, Signs:
 Tree Survey, Conservation: Land Disturbance Permit (LDP): Sketch Plat:
 Bldg. Permits: Fire Inspection: Business License: State License:
 Lighting Plan: Tent Permit: Submittal Format: NO STAPLES, NO BINDERS PLEASE

Review of Site Plan

Density: 2.37 u/acre 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: _____

Comments:

No site plan presented @ pre-app.

Planner: Melora Furman Date 8/5/20

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 12.22.2020

TO WHOM IT MAY CONCERN:

(I) (WE) Dana Christian of DaTona Properties LLC
Name of owner(s)

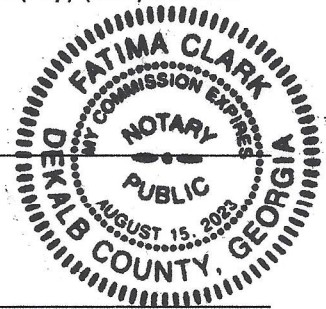
being (owner) (owners) of the subject property described below or attached hereby delegate authority to

Aisha Thomas, MA, JD, CCIM of AJT Law
Name of Agent or Representative

to file an application on (my) (our) behalf.

[Signature]

Notary Public



Notary Public

Notary Public

Notary Public

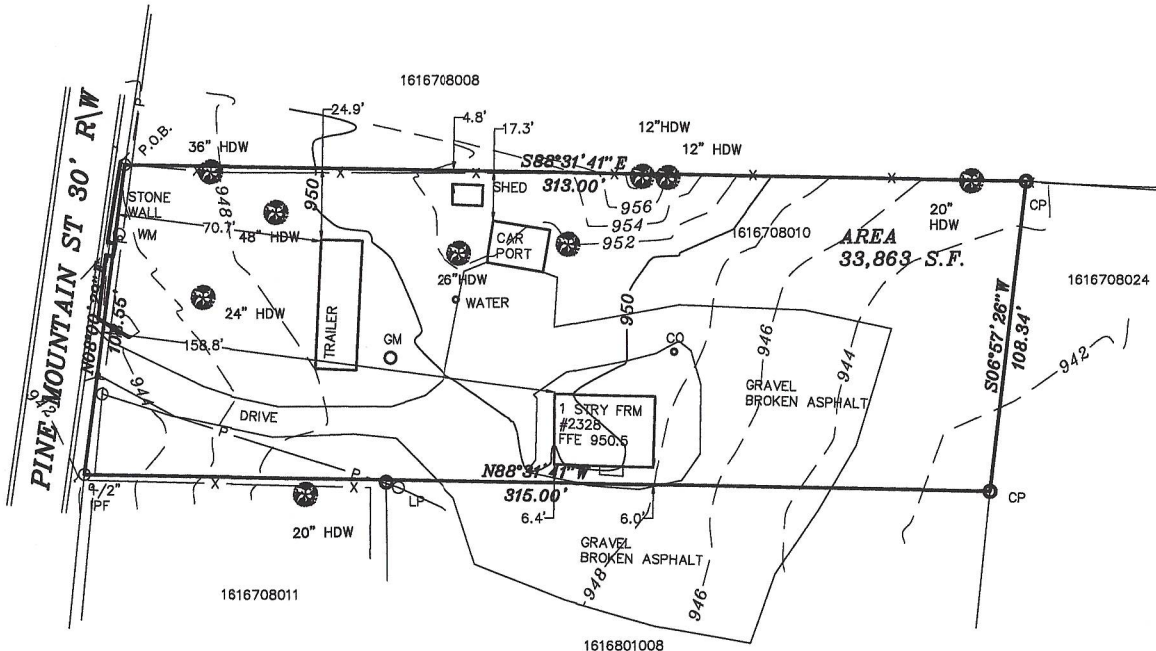
Dana Christian MM

Owner

Owner

Owner

Owner



ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.
 NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR THIS PROPERTY BY THIS SURVEYOR.
 NOTE: PROPERTY LINES SHOWN ON THIS SURVEY/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.
 THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS SURVEY IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO REFERENCE PLAT.

PREPARED FOR: **DATONA PROPERTIES LLC**

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
J.L. Sawhney

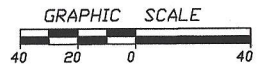
SUBDIVISION:	2328 PINE MOUNTAIN ST	DB27721	PG 544
LOT:	N/A	LAND LOT:	167
BLCK:		DISTRICT:	17TH
SCALE:	1" = 40'	COUNTY:	DEKALB, GA
		DATE:	08/17/2020
		REV:	
		JOB NO.:	16-0250

SAWHNEY AND ASSOCIATES
 523 HASTINGS DR PH.# (878)-500-4356
 JONESBORO GA 30228

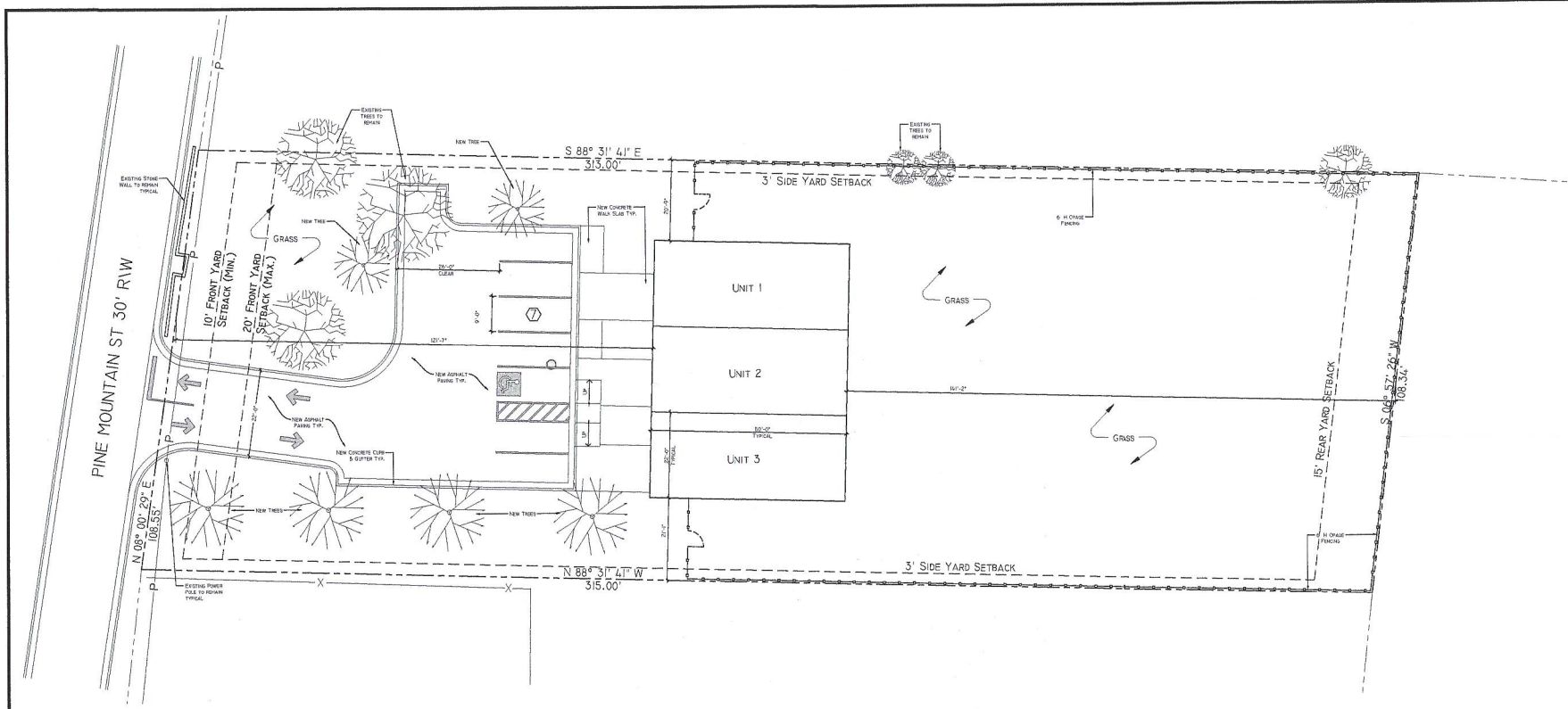


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 THREE WORKING DAYS BEFORE YOU DIG

LEGEND
 IPF=IRON PIN FOUND
 IPS=IRON PIN SET
 R/W=RIGHT OF WAY
 MAG= MAGNETIC
 P.D.B.=POINT OF BEGINNING
 B/L=BUILDING LINE
 D.E.=DRAINAGE EASEMENT
 N/F=NOW OR FORMERLY
 P = PREVIOUS
 E = EXISTING
 P/P = POWER POLE



CLOSURE DATA
 FIELD CLOSURE=1" IN 30,000+
 ANGLE POINT ERROR < 20"
 EQUIPMENT USED=E.D.M. & GPS
 ADJUSTMENT METHOD=NONE
 PLAT CLOSURE=1" IN 100,000+



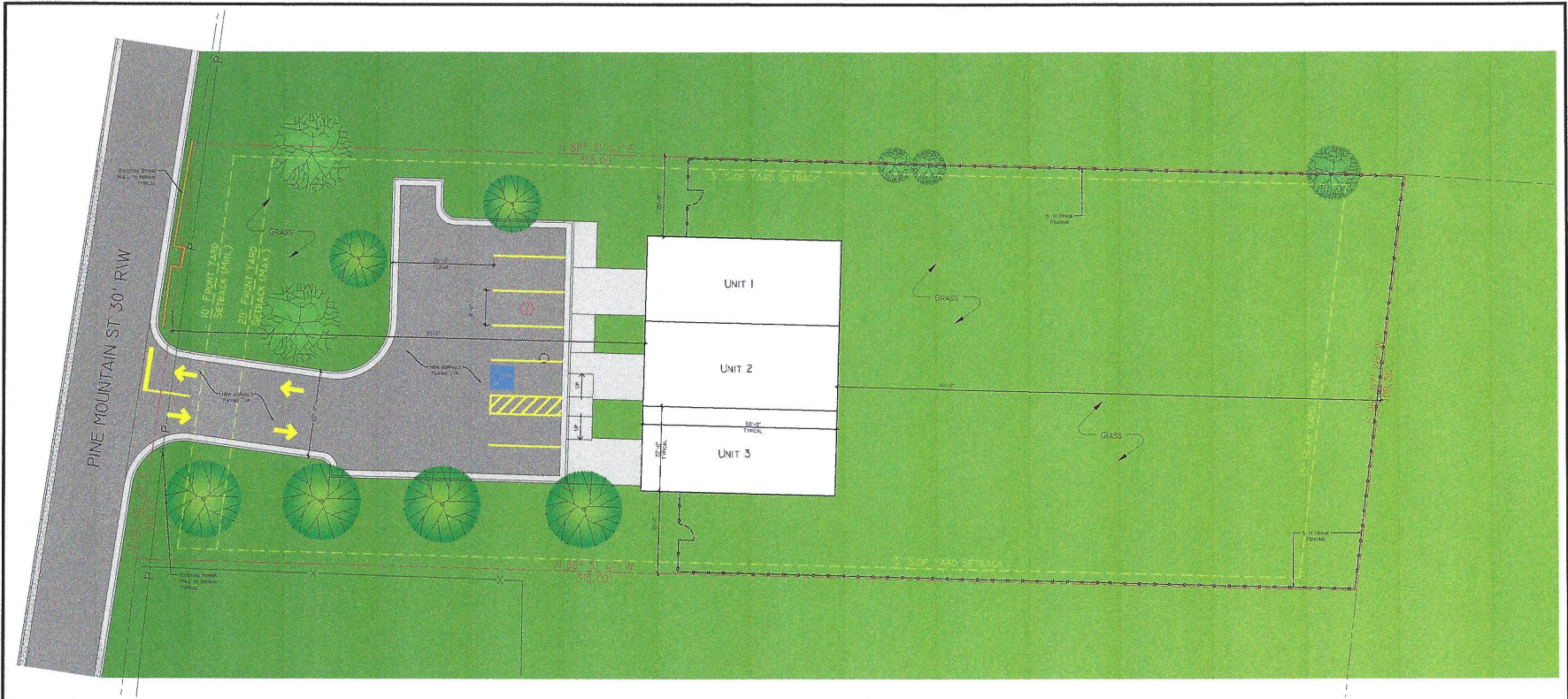
PROJECT INFORMATION						
ADDRESS	OWNER & LOT#	REQUIRED	PROVIDED	PROVIDED	MAX.	
2328 PINE MOUNTAIN STREET	DESCRIPTION		150			
LITHONIA, GA 30057-5505	FROM TIME	15'-0"	23'-0"	23'-0"	23'-0"	23'-0"
1466 LOT 167	TOE YARD (STREET)	3'-0"	10'-0"	10'-0"	23'-0"	23'-0"
FIND DISTRICT	SIDE YARD (STREET)	3'-0"	10'-0"	10'-0"	23'-0"	23'-0"
(LITHONIA UNINCORPORATED DEKALB COUNTY)	REAR YARD	15'-0"	N/A	N/A	15'-0"	15'-0"
DEKALB COUNTY						
PARCEL # 16-107-03-010	ZONING		REQ'D	PROVIDED		
	DESCRIPTION		REQ'D	PROVIDED		
ADDRESS	LOW STREET PARKING SPACES		150			
CURRENT: H-1-1-11-1-11-1-11-1-11	- OCCUPANT SPACES	15			15	15
PROPOSED: RH-1 - MODERN DENSITY RESIDENTIAL-1 DISTRICT	- GUEST SPACES	1			1	1
	- ACCESSIBLE SPACES	1			1	1
TOTAL	TOTAL PARKING SPACES	4	15	19		19
CURRENT: BUSINESS - TOWNHOUSE STORAGE YARD						
PROPOSED: RESIDENTIAL - THREE FAMILY DWELLING	PARKING CALCULATIONS					
LOT AREA	15' x 15' SPACES @ 15 x 3 x 4.5 SPACES x 5 SPACES					
TYPICAL: 4,000 SQUARE FEET	15' x 15' SPACES @ 15 x 3 x 4.5 SPACES					
TYPICAL: 100 SQUARE FEET	GUEST PARKING: 10 x 25 SPACES @ 10' x 25' x 3' x 0.75' SPACE x 15 SPACES					
PROPOSED: 55,000-70 SQUARE FEET @ 0.7774 ACRES @ 50%	GUEST PARKING: 10 x 25 SPACES @ 10' x 25' x 3' x 0.75' SPACE x 15 SPACES					
	ACCESSIBLE PARKING: 1 SPACE PER 425 TOTAL SPACES					
	DENSITY CALCULATIONS					
MAXIMUM ALLOWABLE: 95% (STRUCTURES + PARKING)	MAX. ALLOWABLE DENSITY: 8 DWELLING UNITS / ACRE					
PROVIDED: 26.80%	0.774 ACRES @ 8 DWELLING UNITS = 6.22 DWELLING UNITS ALLOWABLE					
BUILDING FOOTPRINT = 8,500 SQUARE FEET (66,450)	5 DWELLING UNITS PROVIDED					
PARKING = 5,665-90 SQUARE FEET	15 UNITS @ 2,000 SF PER 15 UNITS = 30,000 SF TOTAL (22,000 SQ. FT. @ 2,000 SF PER UNIT)					
OPEN SPACE = 20.00% REQUIRED (6,772.66 SQ. FT. @ 1.74)						
OPEN SPACE = 75.52% PROVIDED (24,897.62 SQ. FT.)						
LOT WIDTH = 25' PER REQUIRED TO PROVIDE						
BUILDING HEIGHT:						
MAXIMUM ALLOWABLE: 35'-0" (IF PAR PARKWAY STRUCTURE)						
20'-0" AFF. (TO FINISH OF ROOF)						
13'-0" AFF. (TO FINISH OF CURB)						

1 PROPOSED SITE PLAN
SCALE: 1/4" = 1'-0"

PIERRE DESIGN & DEVELOPMENT
 CONSULTING ARCHITECTS
 1000 N. GLENN ST., SUITE 100
 LAWRENCEVILLE, GA 30046
 (770) 962-0000
 WWW.PIERREDESIGN.COM

NEW 3-UNIT TOWNHOUSE DEVELOPMENT
 LOCATED AT
 2328 PINE MOUNTAIN STREET
 DEKALB COUNTY, GA

REVISION
 01 14 DEC 2020
 01 24 DEC 2020
 02 24 DEC 2020
 SHEET
SP.01
 1 OF 2



1 PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"

PROJECT INFORMATION			
ADDRESS	PARCEL #	RECEIVED	PROVIDED
2328 PINE MOUNTAIN STREET	RECORDED	DATE	
LINCOLN, GA. 30337-0603	PLAT	NO.	DATE
LAND LOT #07	SIDE YARD (SUITE)	3'-0"	10'-0"
7TH DISTRICT	REAR YARD	3'-0"	10'-0"
LINCOLN (UNINCORPORATED DEKALB COUNTY)	REAR YARD	15'-0"	N/A
DEKALB COUNTY			
PARCEL # 16 167 05 010			
ZONING	REQUIREMENTS	REQUIRED	PROVIDED
		MIN.	MAX.
CURRENT: M - LIGHT INDUSTRIAL DISTRICT	- OCCUPANT SPACES	4	4
PROPOSED: RFL-4 - HIGH-DENSITY RESIDENTIAL-4 DISTRICT	- GUEST SPACES	1	1
	- ACCESSIBLE SPACES	1	1
	TOTAL PARKING SPACES	4	6
USE			
CURRENT: BUSINESS - TOWN/AUTO STORAGE YARD			
PROPOSED: RESIDENTIAL - THREE FAMILY DWELLING			
PERMITS CALCULATION			
	MIN. - 15 SPACES/UNIT - 15 X 3 = 45 SPACES + 5 SPACES		
Lot Area	MIN. - 5.0 SPACES/100 S.F. + 10 SPACES		
Maximum 1,000 SQUARE FEET	GUEST PARKING - 1.0-2.25 SPACES/100 S.F. + 0.25 X 3 = 0.75 SPACES + 1.5 SPACES		
Maximum Not Applicable	GUEST PARKING - 1.0-2.25 SPACES/100 S.F. + 0.25 X 3 = 0.75 SPACES + 1.5 SPACES		
Proposed 33,863.30 SQUARE FEET; 3,770 SQUARE FEET	ACCESSIBLE PARKING - 1 SPACE PER 125 TOTAL SPACES		
USE CONTROLS	DENSITY CALCULATION		
MAXIMUM ALLOWABLE: 55% (STRUCTURES + PARKING)	MAX. ALLOWABLE DENSITY = 8 DWELLING UNITS / ACRE		
Proposed 26.89%	0.77% (AREA) @ 8 DENSITY = 6.22 UNITS ALLOWABLE		
Building Footprint = 5,500 SQUARE FEET (66.45%)	5 DWELLING UNITS PROVIDED		
Parking = 5,665.93 SQUARE FEET	15 UNIT @ 2000 S.F. PER UNIT + 2 FUTURE @ 22,950 PER 11,000 S.F. PER ACRE		
Open Space = 23,697.40 SQUARE FEET (70.35%)			
Open Space = 18,000 SQUARE FEET (53.45%)			
Lot Width = 95.79m REQUIRED: 10' PROVIDED			
REMARKS			
MAXIMUM ALLOWABLE: 35'-0" (FOR PRIMARY STRUCTURE)			
35'-0" AFF. (TO MEASUREMENT OF ROOF)			
33'-0" AFF. (TO PEAK OF CANOPY)			

PIEBIEBE DESIGN & DEVELOPMENT
URBAN PHASE COMMERCIAL REAL ESTATE

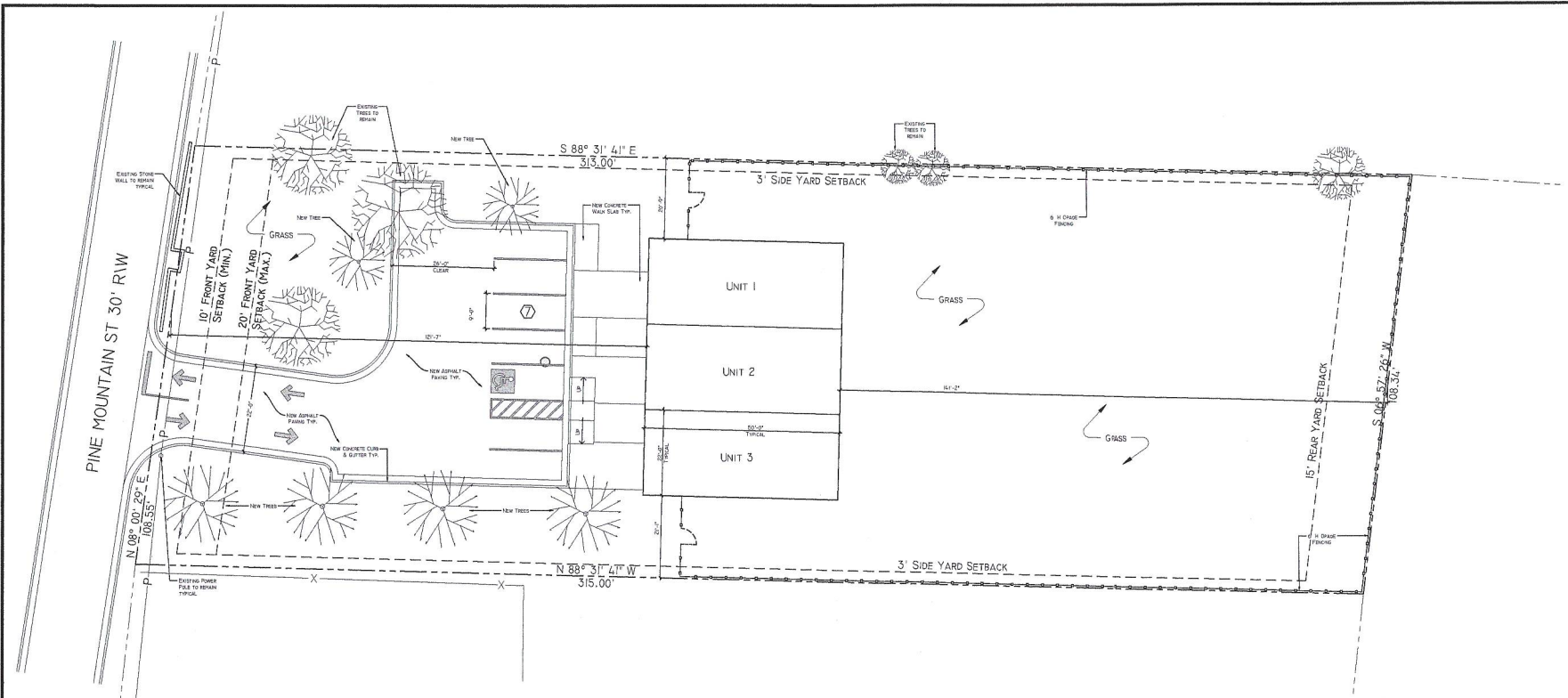
3161 CHAMBERLAIN TOWER ROAD
SUITE 100
DUBLIN, GA 30128
TEL: 404.523.1234
WWW.PIEBIEBEDESIGN.COM

COMMITMENT TO EXCELLENCE
WE ARE COMMITTED TO EXCELLENCE IN EVERYTHING WE DO. WE ARE COMMITTED TO EXCELLENCE IN EVERYTHING WE DO. WE ARE COMMITTED TO EXCELLENCE IN EVERYTHING WE DO.

NEW 3-UNIT TOWNHOUSE DEVELOPMENT
LOCATED AT
2328 PINE MOUNTAIN STREET
DEKALB COUNTY, GA

REVISION
01 14 DEC 2020
02 24 DEC 2020
03
04
05
06

SHEET
SP.01
1 OF 2



PROJECT INFORMATION					
REQUIREMENT	DESCRIPTION	REQUIRED	PROVIDED	STATUS	COMMENTS
ADDRESS	2328 PINE MOUNTAIN STREET				
CITY	LITHIA, GA 30337-8003				
LAND LOT	SIDE YARD DRAINAGE	3'-0"	10'-0"	20'-0"	
PLAT DISTRICT	SIDE YARD DRAINAGE	3'-0"	10'-0"	21'-0"	
PLAT DISTRICT (INCORPORATED DEKALB COUNTY)	REAR YARD	15'-0"	N/A	14'-0"	
COUNTY	DEKALB COUNTY				
PANEL #	10-107-09-010				
ZONING	RESIDENTIAL - THREE FAMILY DWELLING				
CURRENT	M - LIGHT INDUSTRIAL DISTRICT				
PROPOSED	HR4 - MEDIUM DENSITY RESIDENTIAL - 4 DISTRICT				
AS	TOTAL PARKING SPACES	4	10	7	
CURRENT	BUSINESS - TOWNHOUSE STORAGE YARD				
PROPOSED	RESIDENTIAL - THREE FAMILY DWELLING				
MAX	10' SIDEWALK	3.3 x 3.3	4.0 SPADES + 8 SPADES		
MIN	5' SIDEWALK	3.0 x 3.0	5.0 SPADES		
MAXIMUM	GROSS SQUARE FEET	10,000	10,000		
MINIMUM	NET APPLICABLE	10,000	10,000		
PROVIDED	35,865.50 SQUARE FEET; 0.7776 ACRES DUES				
MAX	DENSITY ALLOWABLE	10 UNITS PER ACRE			
PROVIDED	26 UNITS				
BUILDING FOOTPRINT	3,500 SQUARE FEET (MAX 100%)				
PARKING	5,000 SQUARE FEET				
OPEN SPACE	23.00% REQUIRED (6,773.56 SQ. FT.)				
LOT WIDTH	50' MIN. REQUIRED (10' PROVIDED)				
MAXIMUM ALLOWABLE	35'-0" (FOR PRIMARY STRUCTURE)				
MINIMUM	20'-0" AFF. (TO MIDPOINT OF ROOF)				
MAXIMUM	55'-0" AFF. (TO PEAK OF CANOPY)				

1 PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"

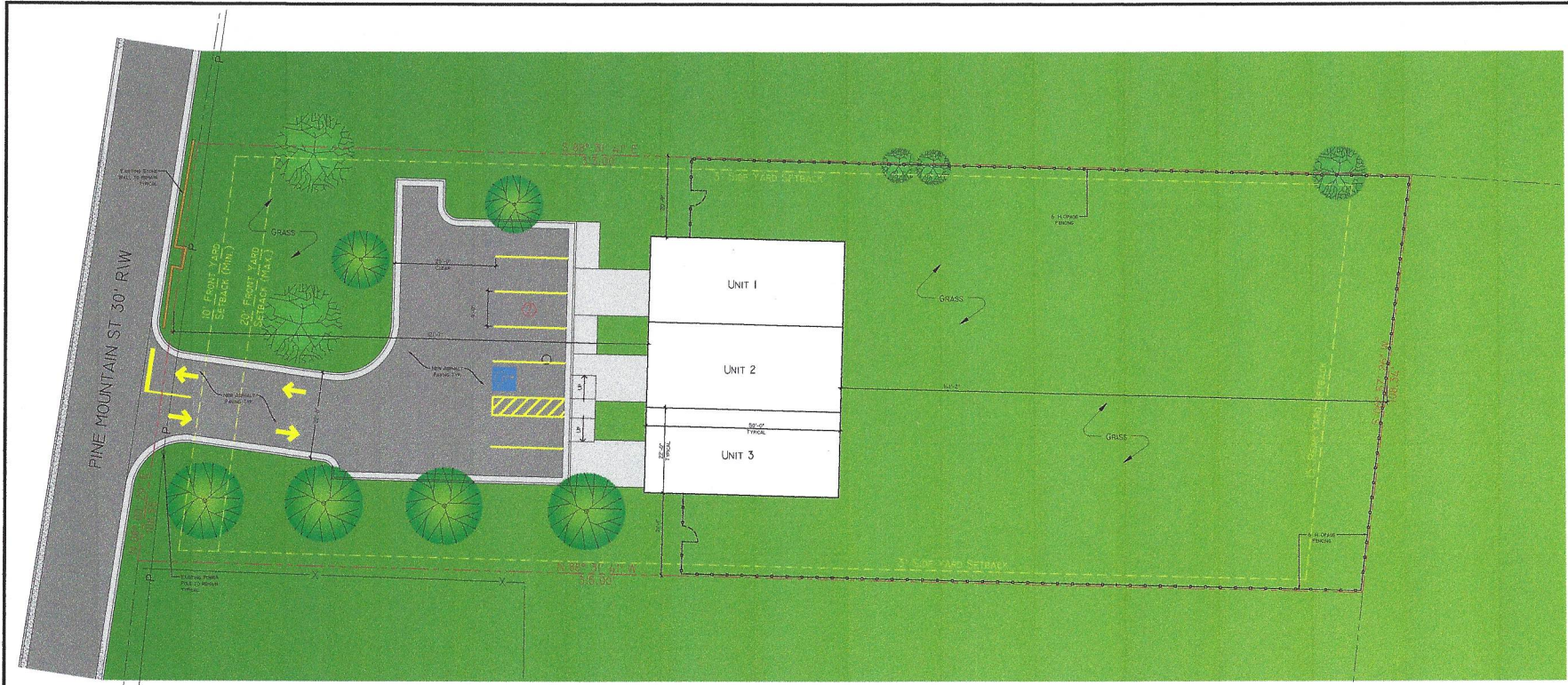


PIERRE DESIGN & DEVELOPMENT
 3455 CHAMBERS LUCKER ROAD
 SUITE 100
 DEKALB COUNTY, GA 30034
 (770) 428-1111

NEW 3-UNIT TOWNHOUSE DEVELOPMENT
 LOCATED AT
 2328 PINE MOUNTAIN STREET
 DEKALB COUNTY, GA

SHEET
 SP.01
 1 OF 2

REVISION
 00 14 DEC 2020
 01 24 DEC 2020
 02 01 JAN 2021
 03 01 JAN 2021



PIERRE DESIGN & DEVELOPMENT
 URBAN PROJECTS/CERECIAL, RESID, ESTATE
 3551 CHARLES JUPITER ROAD
 SUITE 100
 CHARLOTTE, NC 28216
 TEL: 704.552.8800
 WWW.PIERREDESIGN.COM

NEW 3-UNIT TOWNHOUSE DEVELOPMENT
 LOCATED AT
 2328 PINE MOUNTAIN STREET
 DEKALB COUNTY, GA

1 PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"

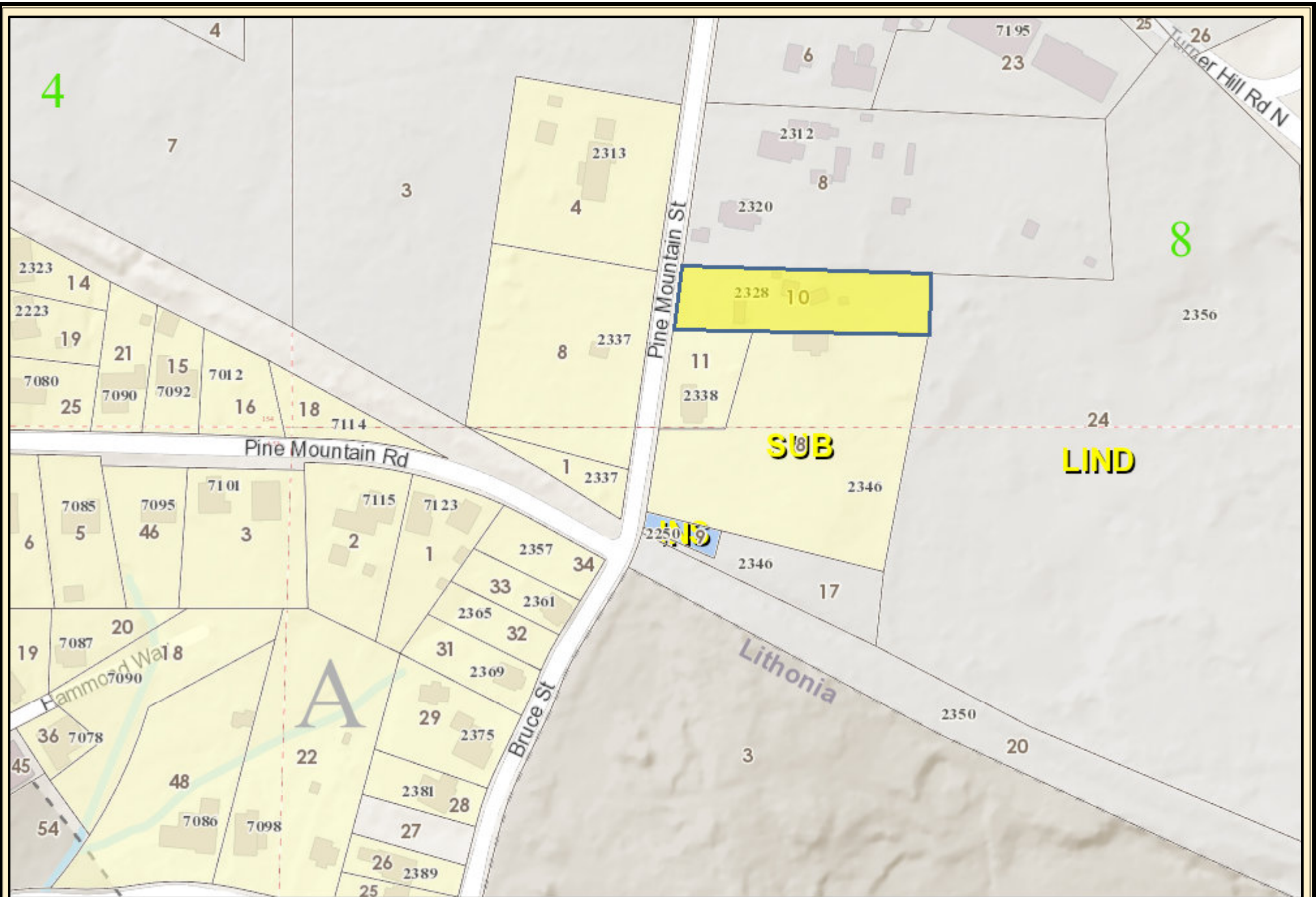
PROJECT INFORMATION			
ADDRESS	PARCEL & LOT	REQUIRED	PROVIDED
2328 PINE MOUNTAIN STREET	DESCRIPTION	MIN	MAX
DEKALB, GA 30337-5003	PARKING TYPE	10 SF	20 SF
LAND LOT 107	SIDE YARD (MIN)	5 SF	10 SF
THE DISTRICT	SIDE YARD (MAX)	5 SF	10 SF
LITHIANA (INCORPORATED DEKALB COUNTY)	REAR YARD	15 SF	N/A
DEKALB COUNTY			
PANEL # 10 107 08 00	BARBAR	REQUIRED	PROVIDED
	DESCRIPTION	MIN	MAX
	OFF STREET PARKING SPACES		
CURRENT: 14 - LUMP INDUSTRIAL DISTRICT	- OCCUPANT SPACES	75	6
PROPOSED: MH07 - MEDIUM DENSITY RESIDENTIAL - DISTRICT	- GUEST SPACES	-	-
	- ACCESSIBLE SPACES	-	-
SUM	TOTAL PARKING SPACES	4	7
CURRENT: BUSINESS - TOWNHOUSE STORAGE YARD	PARKING CAPABILITY		
PROPOSED: RESIDENTIAL - THREE FAMILY DWELLING	MIN = 1.5 SPACES/100 S.F. = 4.5 SPACES = 5 SPACES		
LOT AREA	MIN = 3.0 SPACES/100 S.F. = 9.0 SPACES		
REQUIRED: 4,000 SQUARE FEET	GUEST PARKING: 1.5 SPACES/100 S.F. = 1.5 SPACES		
REMARKS: NOT APPLICABLE	GUEST PARKING: 1.0 SPACES/100 S.F. = 1.0 SPACES		
PROPOSED: 53,865.70 SQUARE FEET (0.7776 ACRES) GRASS	ACCESSIBLE PARKING: 1 SPACE PER 125 TOTAL SPACES		
LOT COVERAGE	DENSITY CAPABILITY		
MAXIMUM ALLOWABLE: 55% (STRUCTURES + PARKING)	MAX. ALLOWABLE DENSITY: 3 DWELLING UNITS / ACRE		
PROPOSED: 26.80%	0.7776 ACRES @ 8 DUALACHS = 6.22 UNITS ALLOWABLE		
BUILDING FOOTPRINT = 2,500 SQUARE FEET (66 A55)	3 DWELLING UNITS PROVIDED		
PAVING = 8,645.00 SQUARE FEET	11 UNITS @ 2,000 S.F. PER UNIT = 22,000 S.F. PER FLOOR (SINGLE AREA)		
OPEN SPACE = 27.52% PROVIDED (12,772.00 SQ. FT.) MIN.			
OPEN SPACE = 23.52% PROVIDED (10,167.40 SQ. FT.)			
LOT WIDTH = 95' MIN. REQUIRED: 70' PROVIDED			
BUILDING HEIGHT			
MAXIMUM ALLOWABLE: 35' OF (FIRE PRIMARY STRUCTURE)			
20'-0" AFF (TO FIN POINT OF ROOF)			
33'-0" AFF (TO PEAK OF CANOPY)			



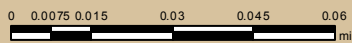
NO.	REVISION
01	14 DEC 2020
02	24 DEC 2020

SHEET
SP.01
1 OF 2





LP-21-1244541 Land Use

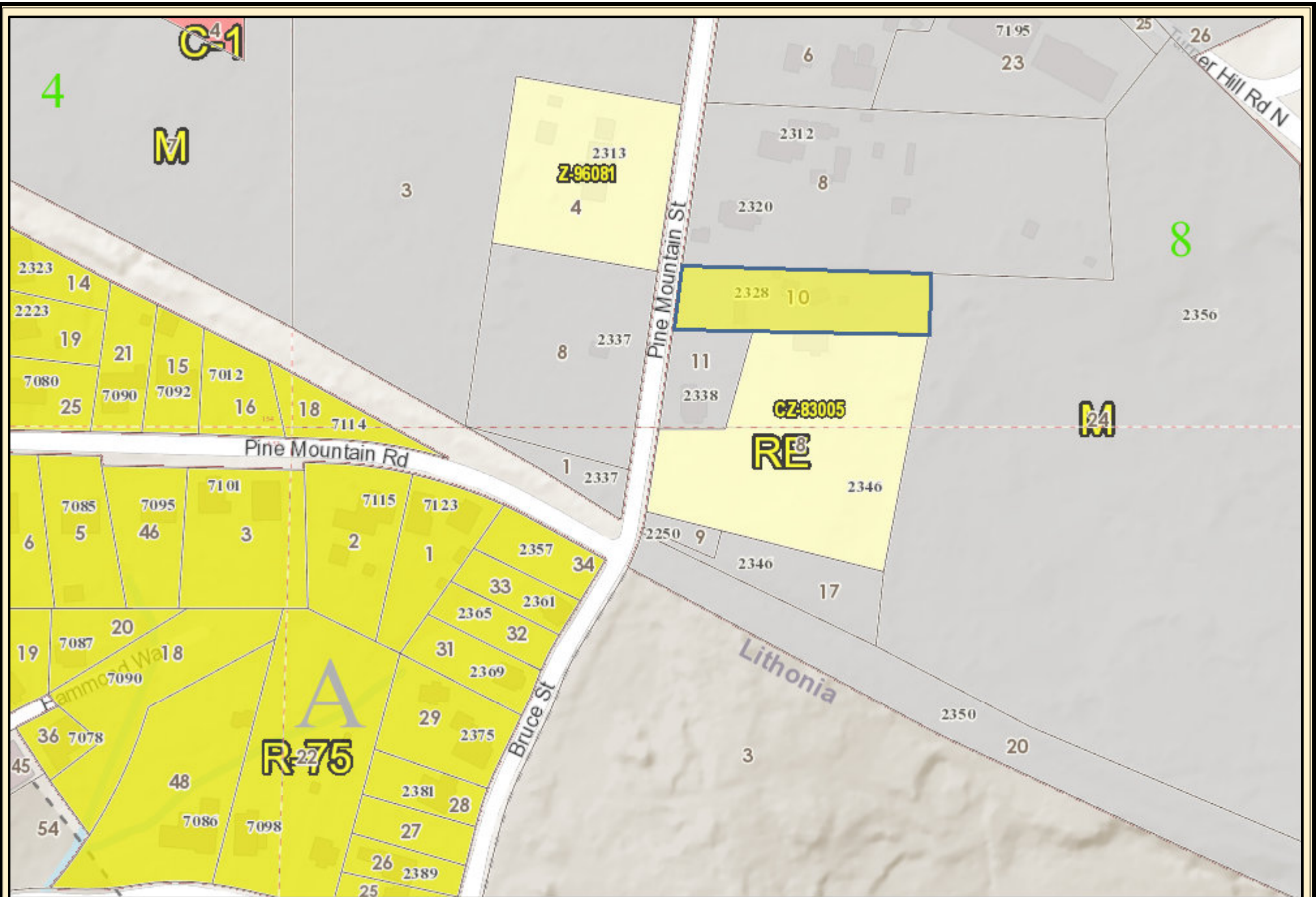


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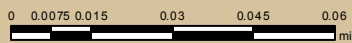


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LP-21-1244541 Zoning Map



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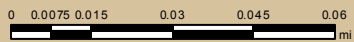


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LP-21-1244541 Aerial Map



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