



**DeKalb County Department of Planning & Sustainability**

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

(404) 371-2155 / [www.dekalbcountyga.gov/planning](http://www.dekalbcountyga.gov/planning)

**Planning Commission Hearing Date: March 2, 2021, 5:30 P.M.**

**Board of Commissioners Hearing Date: March 25, 2020, 5:30 P.M.**

**STAFF ANALYSIS**

**Case No.:** Z-21-1244542 **Agenda #:** N. 11

**Location/Address:** 2328 Pine Mountain Street, Lithonia, GA **Commission District:** 5 **Super District:** 7

**Parcel ID(s):** 16-167-08-010

**Request:** Rezone property from M-1 (Light Industrial) to MR-1 (Medium Density Residential-1) to allow construction of three single-family attached townhomes.

**Property Owner(s):** Datona Properties, LLC

**Applicant/Agent:** Aisha Thomas of AJT Law

**Acreage:** .079 acre

**Existing Land Use:** A trailer and some inoperable automobiles

**Surrounding Properties:** North and Northeast: Single-Family Residential (zoned M); East and Southeast: Semi trailer parking (zoned M); South: Single-Family Residential and cleared property (zoned M and RE); Southwest, West, and Northwest: Single-family residential (zoned M and RE).

**Comprehensive Plan:** LIND (Light Industrial)  Consistent  Inconsistent (see LP-21-1244541)

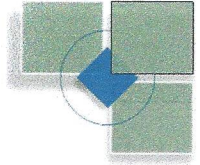
<b>Proposed Density:</b> 3.79 per acre	<b>Existing Density:</b> 1.26 units/acre
<b>Proposed Units:</b> Three	<b>Existing Units:</b> One
<b>Proposed Lot Coverage:</b> 26.8 units/acre	<b>Existing Lot Coverage:</b> approximately 25%



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

Z/CZ No. \_\_\_\_\_

Filing Fee: \_\_\_\_\_

Date Received: \_\_\_\_\_ Application No.: \_\_\_\_\_

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

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

Applicant Phone: 313-516-7294 Fax: 866-476-1026

Owner(s): Datona Properties, LLC E-Mail: danac5006@yahoo.com
(If more than one owner, attach as Exhibit "A")

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

Owner(s) Phone: 770-331-4858 Fax: \_\_\_\_\_

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

District(s): 15 Land Lot(s): 167 Block: \_\_\_\_\_ Parcel(s): \_\_\_\_\_

Acreage: 0.79 Commission District(s): 5 & 7

Present Zoning Category: M Proposed Zoning Category: M-2-1

Present Land Use Category: LND

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. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

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 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.

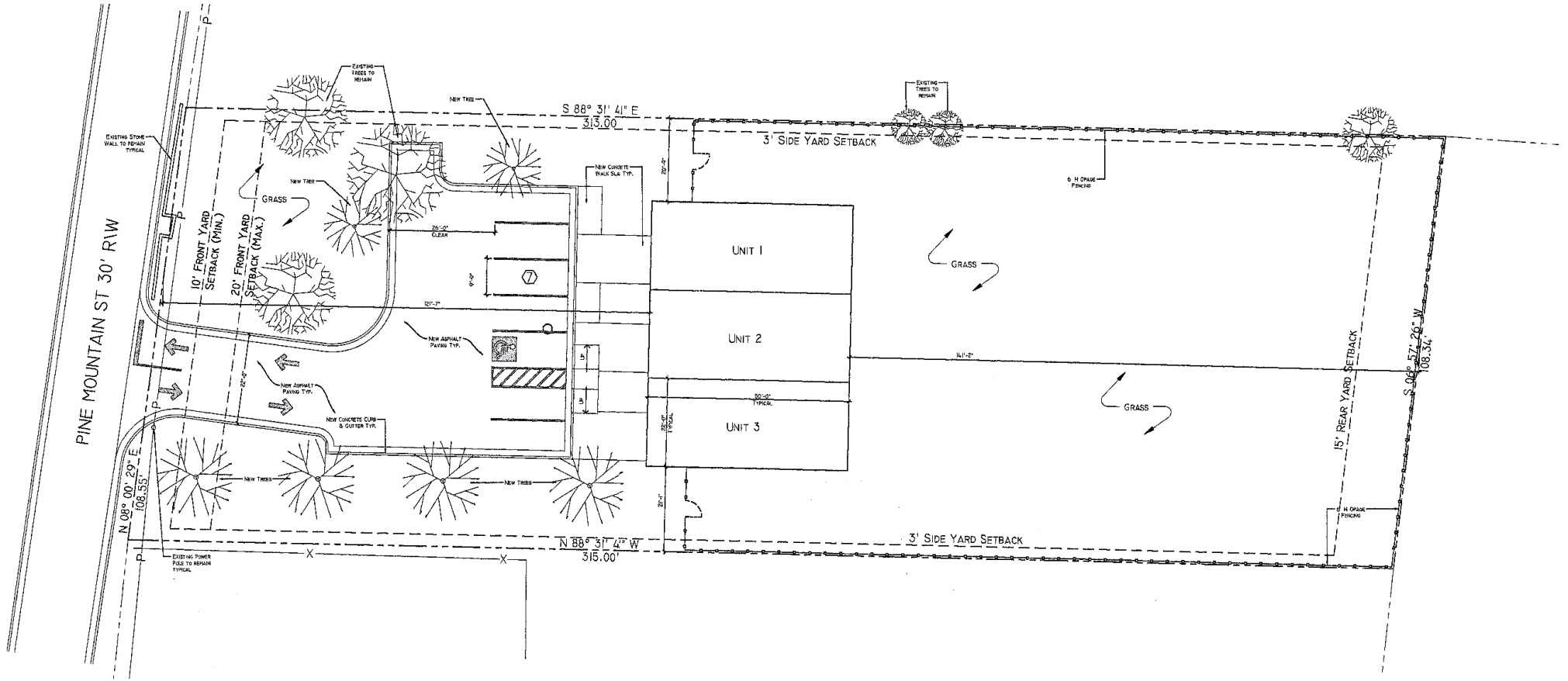
NOTARY

EXPIRATION DATE / SEAL

SIGNATURE OF APPLICANT / DATE

Check One: Owner Agent

330 West Ponce de Leon Avenue - Suites 100-500 - Decatur, Georgia - 30030
[voice] 404-371-2155 - [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007
Web Address: http://www.dekalbcountyga.gov/planning
Email Address: planninganddevelopment@dekalbcountyga.gov



PROJECT INFORMATION

PROPOSED SITE PLAN







