



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-21-1244555	Agenda #: N.4
Location/Address:	5011 Covington Highway Decatur, GA	Commission District: 3 Super District:7
Parcel IDs:	15 162 04 008	
Request:	Future Land Use Plan Map Amendment	
Property Owner(s):	Sang Gloamay L. Morris	
Applicant/Agent:		
Acreage:	0.61 Acres	
Existing Land Use:	Suburban (SUB)	
Proposed Land Use:	Commercial Redevelopment Corridor (CRC)	
Surrounding Properties:	Suburban (SUB)	
Adjacent Zoning:	North:R-85 (SUB) South: R-85 (SUB) East: R-85 (SUB) West: RNC (SUB) Northeast: R-85 (SUB) Northwest: R-85 (SUB) Southeast: R-85 (SUB) Southwest: R-85 (SUB)	
(Adjacent Land Use):		
Comprehensive Plan:		

☐

Consistent

☒

Inconsistent

Proposed Density: N/A 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-21-1244408) to amend the Zoning of the parcel from R-85 (Single-Family Residential) to C-2 (General Commercial).

STAFF RECOMMENDATION:

Attachments:

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



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 [Signature] SIGNATURE OF APPLICANT Gleamy Lee Sang
2/14/23 Check One: Owner ☒ Agent ☐ DATE 1/8/21
EXPIRATION DATE / SEAL

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

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





A horizontal scale bar with tick marks at 0, 0.0075, 0.015, 0.03, 0.045, and 0.06 miles. The bar is divided into segments corresponding to these distances.

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