



**DeKalb County Department of Planning & Sustainability**

**330 Ponce De Leon Avenue, Suite 500**

**Decatur, GA 30030**

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

Michael Thurmond  
Chief Executive Officer

**Planning Commission Hearing Date: March 2, 2021**  
**Board of Commissioners Hearing Date: March 25, 2021**

**STAFF ANALYSIS**

**Case No.:** Z-21-1244408 **Agenda #:** N5

**Location/Address:** 5011 Covington Highway **Commission District:** 05 **Super District:** 07

**Parcel ID:** 15-162-04-008

**Request:** To rezone the subject property from the R-85 (Residential Medium Lot-85) Zoning District to the C-2 (General Commercial) Zoning District to allow a range of commercial uses.

**Property Owner(s):** Gloamy Lee Sang-Morris

**Applicant/Agent:** Gloamy Lee Sang-Morris

**Acreage:** 0.61 acres

**Existing Land Use:** Undeveloped

**Surrounding Properties:** To the north of the subject property is a residential parcel, to the south are residential uses and undeveloped land, to the immediate west is an undeveloped parcel, and to the east is a vacant residence.

**Adjacent Zoning:** **North:** R-85 & O-I **South:** R-85 **East:** C-1 **West:** R-85

**Comprehensive Plan:** **Suburban (SUB)**  **Consistent**  **Inconsistent**

<b>Proposed Density:</b> N/A	<b>Existing Density:</b> N/A
<b>Proposed Square Ft.:</b> N/A	<b>Existing Units/Square Feet:</b> 0 SF
<b>Proposed Lot Coverage:</b> 0%	<b>Existing Lot Coverage:</b> 0%



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

Application form fields including Z/CZ No., Date Received, Applicant (Gloamy Lee Song), Mailing Address (566 N Shore Rd Lithonia, GA 30058), 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 Lee Phil... Notary Public, expires 05-19-2023. Signature of applicant: Gloamy Lee Song 10/28/2020.

330 West Peachtree Street, Atlanta, Georgia 30308. 404-371-2159 (voice), 404-371-4556 (Development Fax), 404-371-3007 (Web Applications). Email Address: development@dekcalbcountyga.gov

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 DEPARTMENT OF PLANNING & SUSTAINABILITY Director  
Michael Thurmond 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  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  No

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

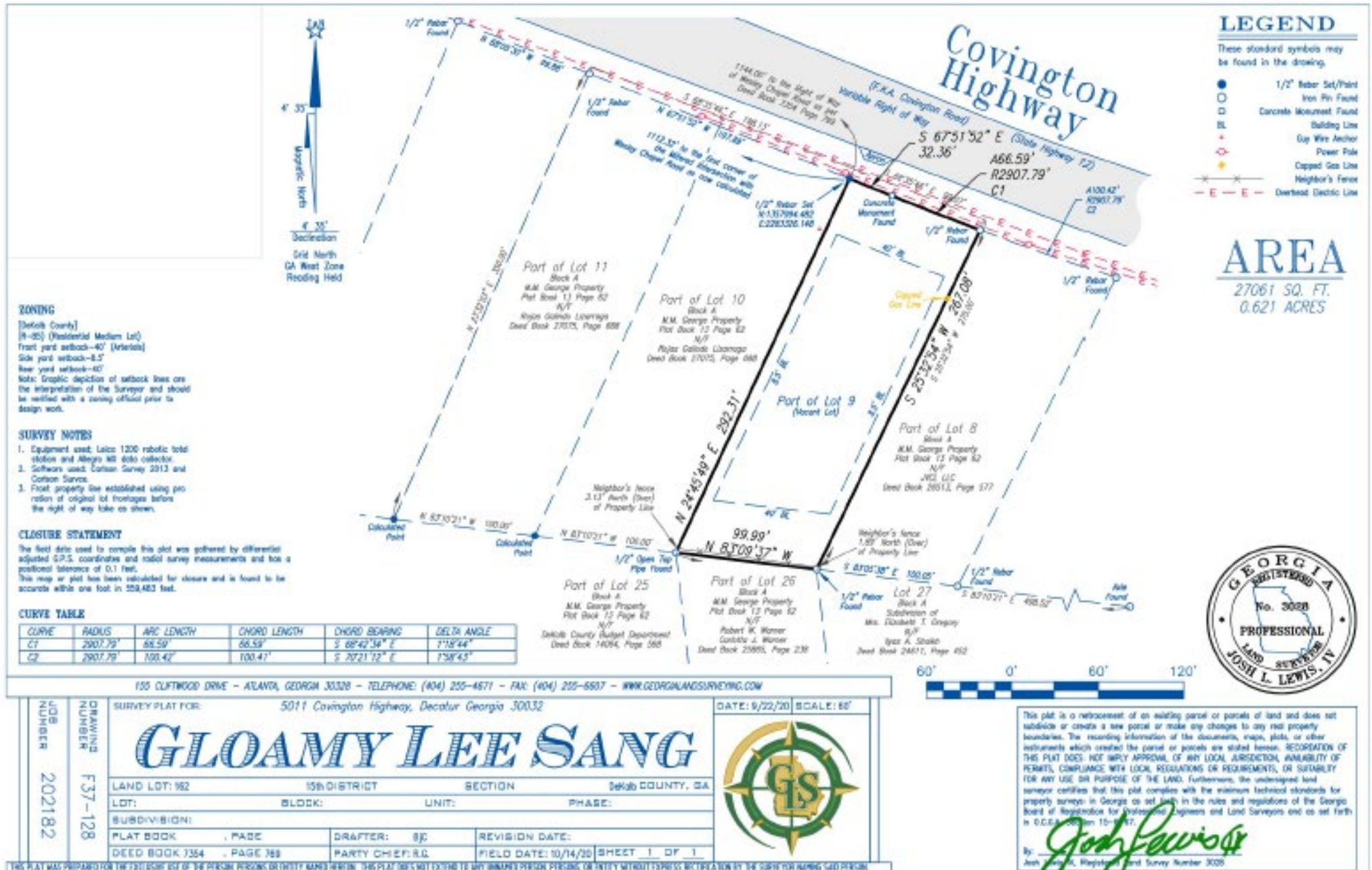
Special Land Use Permit: Yes  No  Article Number(s) 27: \_\_\_\_\_

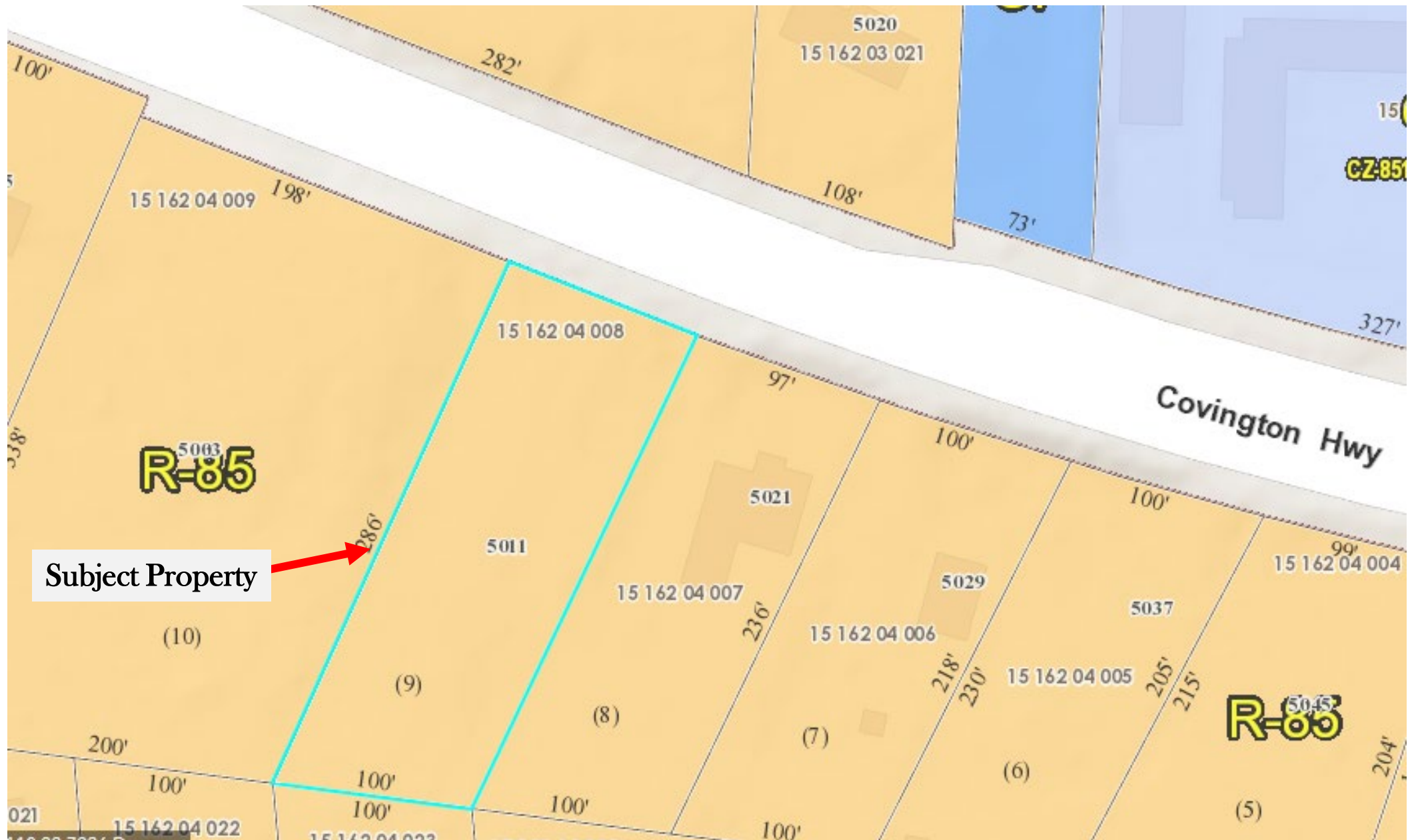
Special Land Use Request(s) \_\_\_\_\_

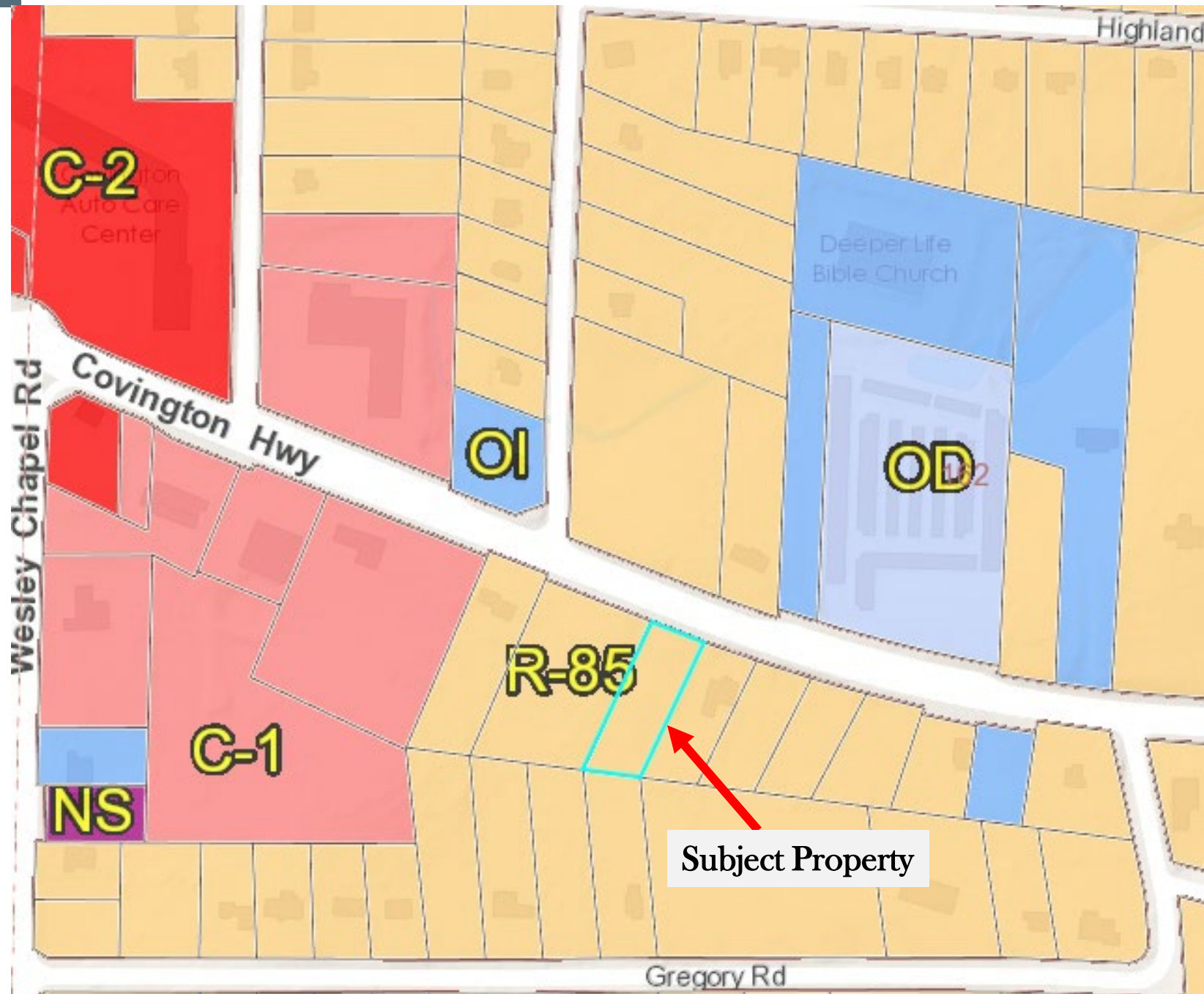
**Major Modification:**

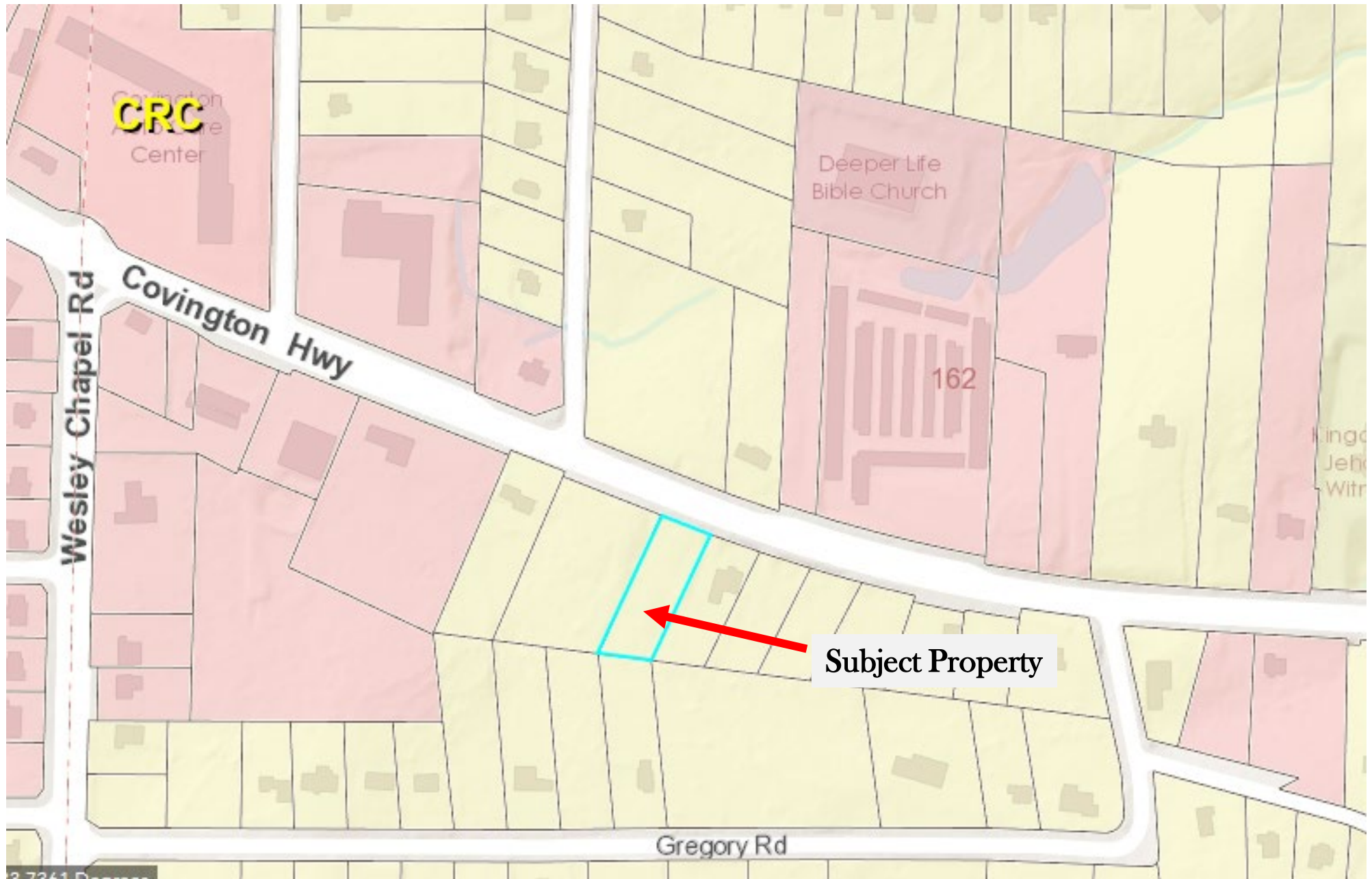
Existing Case Number(s): NA

Condition(s) to be modified:









N5

Z-21-1244408

Aerial



Subject Property