



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: May 6, 2021, 5:30 P.M.
Board of Commissioners Hearing Date: May 27, 2021, 5:30 P.M.**

STAFF ANALYSIS

Case No.:	LP-21-1244541	Agenda #: D. 5
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):	Aisha 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-1 (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.

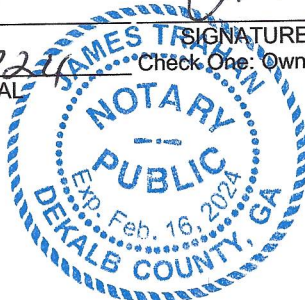
NOTARY

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 provide 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

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)

client: Dana Christian

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

Property Address: 2328 Pine Mountain

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

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
 RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5
 OI, OD, OIT, NS, C1, C2, M, M2

\$500.00

\$750.00

\$750.00

LAND USE MAP AMENDMENT

SPECIAL LAND USE PERMIT

\$500.00

\$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:

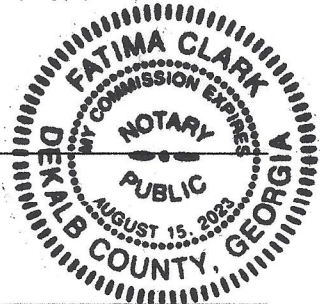
(I) (WE) Dana Christian of DaTona Properties LLC
Name of owner(s)

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

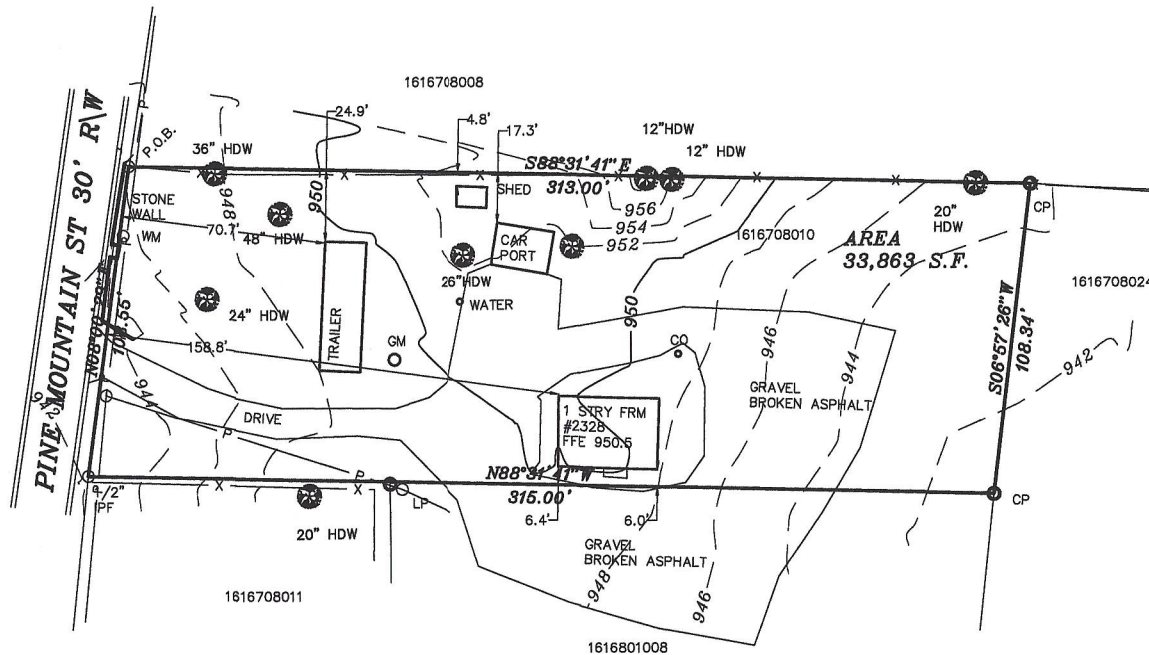
Notary Public

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

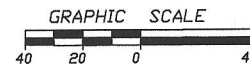
IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE
LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE
MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

G.L. Sawhney

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

SAWHNEY AND ASSOCIATES

523 HASTINGS DR PH.# (678)-500-4356
JONESBORO GA 30228



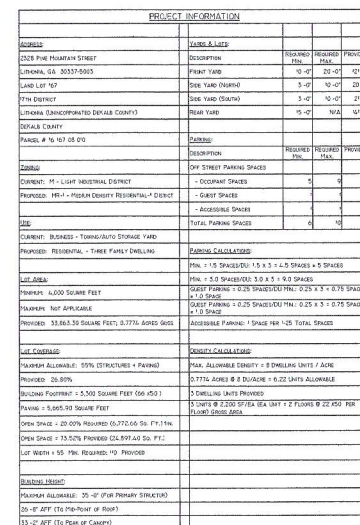
LEGEND

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+

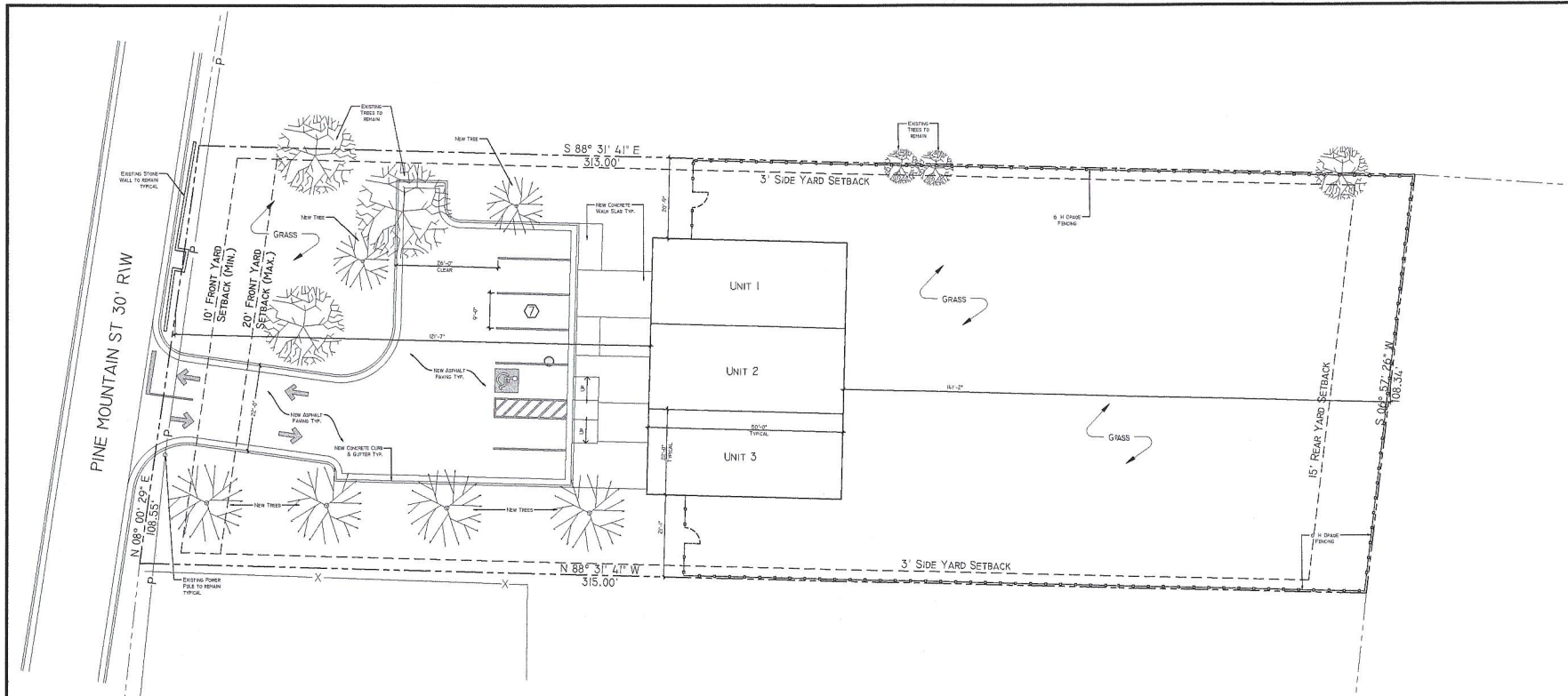
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NORTH

REVISION	
00	14 DEC 2020
01	24 DEC 2020
02	
03	
04	
05	

SHEET	
SP.01	
1 OF 2	



PROJECT INFORMATION			
ADDRESS	DATE & TIME		
2328 PINE MOUNTAIN STREET	REVISION	REQUIRED	PROVIDED
LITHKOPKA, GA 30037-0003	DATE	DATE	DATE
LAND LOT 167	DATE	DATE	DATE
7TH DISTRICT	DATE	DATE	DATE
LITHKOPKA (INCORPORATED DEKALB COUNTY)	DATE	DATE	DATE
DEKALB COUNTY	DATE	DATE	DATE
PANEL # 10 167 08 010	DATE	DATE	DATE
ZONE	DATE	REQUIRED	PROVIDED
CURRENT: M - LIGHT INDUSTRIAL DISTRICT	DATE	DATE	DATE
PROPOSED: PRD - MEDIUM DENSITY RESIDENTIAL - C DISTRICT	DATE	DATE	DATE
USE	DATE	REQUIRED	PROVIDED
CURRENT: BUSINESS - TOWNHOUSE/STORAGE YARD	DATE	DATE	DATE
PROPOSED: RESIDENTIAL - THREE FAMILY DWELLING	DATE	DATE	DATE
LOT AREA	DATE	REQUIRED	PROVIDED
LOT AREA: 3,355.54 SQUARE FEET	DATE	DATE	DATE
MINIMUM: 3,355.54 SQUARE FEET	DATE	DATE	DATE
MAXIMUM: NOT APPLICABLE	DATE	DATE	DATE
PROVIDED: 3,355.54 SQUARE FEET; 0.0776 ACRES (GROSS)	DATE	DATE	DATE
USE COVERAGE	DATE	REQUIRED	PROVIDED
MAXIMUM ALLOWABLE: 55% (STRUCTURES + PARKING)	DATE	DATE	DATE
PROVIDED: 26.89%	DATE	DATE	DATE
BUILDING FOOTPRINT	DATE	REQUIRED	PROVIDED
PROVIDED: 3,355.54 SQUARE FEET (GROSS)	DATE	DATE	DATE
PARKING	DATE	REQUIRED	PROVIDED
PROVIDED: 15 SPACES (SEE PLAN)	DATE	DATE	DATE
OPEN SPACE	DATE	REQUIRED	PROVIDED
PROVIDED: 15 SPACES (SEE PLAN)	DATE	DATE	DATE
LOT WIDTH	DATE	REQUIRED	PROVIDED
PROVIDED: 31.00' (SEE PLAN)	DATE	DATE	DATE
SETBACKS	DATE	REQUIRED	PROVIDED
FRONT: 10' (SEE PLAN)	DATE	DATE	DATE
REAR: 15' (SEE PLAN)	DATE	DATE	DATE
SIDE: 3' (SEE PLAN)	DATE	DATE	DATE

1 PROPOSED SITE PLAN

SCALE: 3/32" = 1'-0"







A horizontal scale bar with tick marks at 0, 0.0075, 0.015, 0.03, 0.045, and 0.06 miles.

The maps and data, combined on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.

