



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

(404) 371-2155 / www.dekalbcountyga.gov/planning

Planning Commission Hearing Date: May 6, 2021, 5:30 P.M.

Board of Commissioners Hearing Date: May 27, 2020, 5:30 P.M.

STAFF ANALYSIS

Case No.: Z-21-1244542 **Agenda #:** D6.

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)

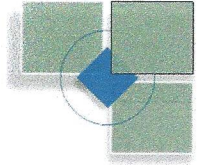
Proposed Density: 3.79 per acre	Existing Density: 1.26 units/acre
Proposed Units: Three	Existing Units: One
Proposed Lot Coverage: 26.8 units/acre	Existing Lot Coverage: approximately 25%



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
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Web Address: http://www.dekalbcountyga.gov/planning
Email Address: planninganddevelopment@dekalbcountyga.gov

D6. Z-21-1244542

Building Design Rendering





