



DeKalb County Department of Planning & Sustainability

**330 Ponce De Leon Avenue, Suite 300
Decatur, GA 30030
(404) 371-2155 / www.dekalbcountyga.gov/planning**

Michael Thurmond
Chief Executive Officer

**Planning Commission Hearing Date: May 4, 2021, 5:30 P.M.
Board of Commissioners Hearing Date: May 27, 2021, 5:30 P.M.**

**MAJOR MODIFICATION – CHANGE OF CONDITIONS
STAFF ANALYSIS**

Case No.: CZ-21-1244672 **Agenda #:** N. 6

Location/Address: 1630 South Indian Creek Drive, Stone Mountain, GA **Commission District:** 5 **Super District:** 7

Parcel ID: 15-195-08-035

Request: Major Modification to zoning conditions approved pursuant to CZ-96024 to allow a Place of Worship on property in an OI (Office Institutional) district.

Property Owner: Sarah Powell

Applicant/Agent: Sarah Powell

Acreage: 1.11

Existing Land Use: A one-story building

Surrounding Properties: To the west, northwest, north, and northeast: single-family residential (zoned R-75); to the east and southeast: a scrap yard (zoned C-1); to the south and southwest: single-family residential (zoned OI and R-75); to the southwest: single-family residential (zoned R-75)

Comprehensive Plan: CRC (Commercial Redevelopment Corridor) Consistent Inconsistent

Proposed Building Square Feet: 2,046 square feet	Existing Building Square Feet: 1,056 square feet
Proposed Lot Coverage: less than 15%	Existing Lot Coverage: not applicable



DEPARTMENT OF PLANNING & SUSTAINABILITY

MAJOR MODIFICATION APPLICATION



Existing Conditional Zoning No.: CZ-96-024

APPLICANT NAME: SARAH POWELL

Daytime Phone#: 917-651-5176 Fax #: _____ E-mail: Sarajoypowell@yahoo.com

Mailing Address: 1669 DETROIT AVE NW, ATLANTA, GA, 30314

OWNER NAME: SARAH POWELL (If more than one owner, attach contact information for each owner)

Daytime Phone#: 917-651-5176 Fax #: _____ E-mail: Sarajoypowell@yahoo.com

Mailing Address: 1669 DETROIT AVE NW, ATLANTA, GA, 30314

SUBJECT PROPERTY ADDRESS OR LOCATION: 1630 SOUTH INDIAN CREEK DR, Stone Mountain, DeKalb County, GA, 30038

District(s): 15 Land Lot(s): 195 Block(s): _____ Parcel(s): 1519508035

Acreeage or Square Feet: 1.11 Commission District(s): 547 Existing Zoning: OI

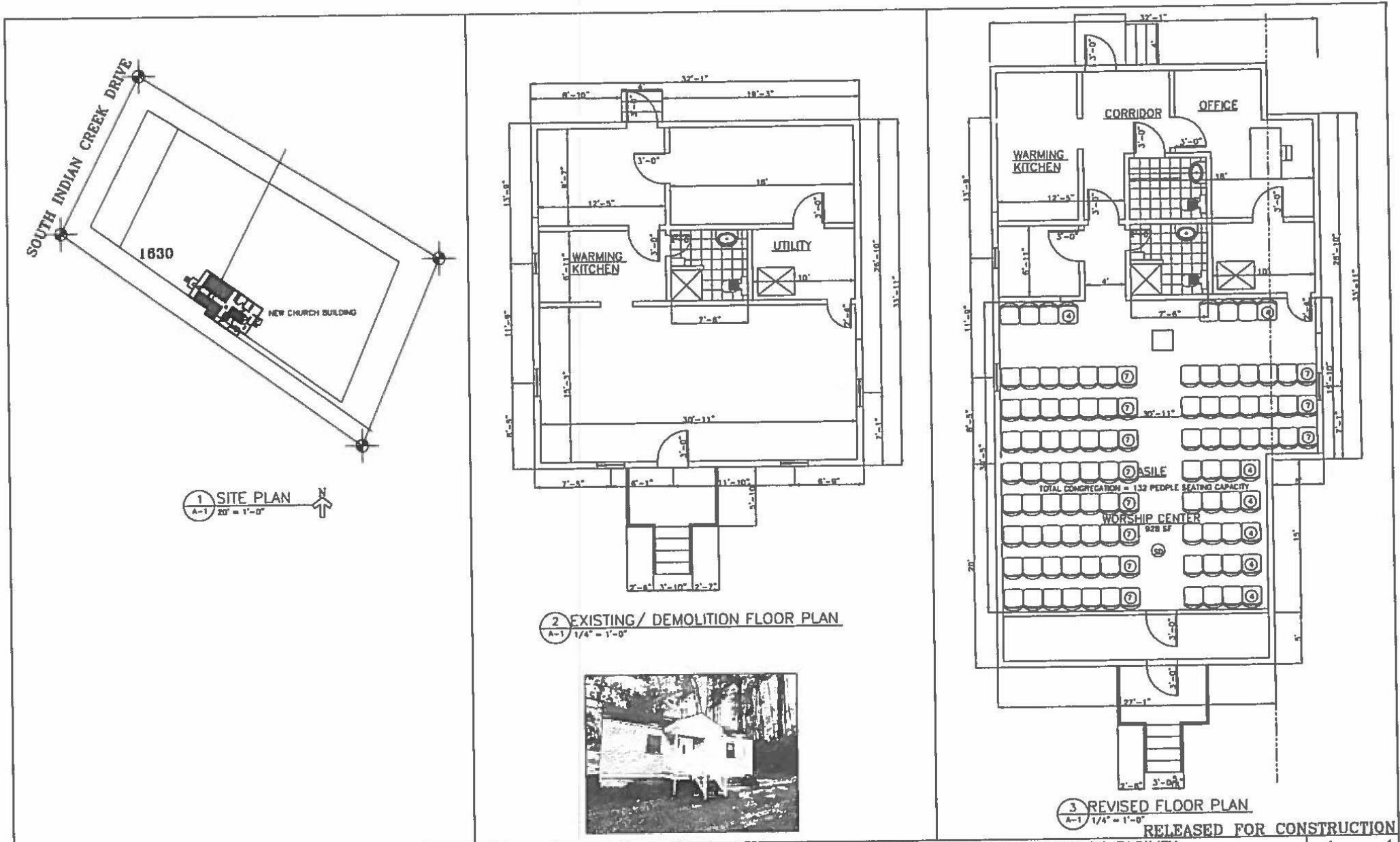
I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

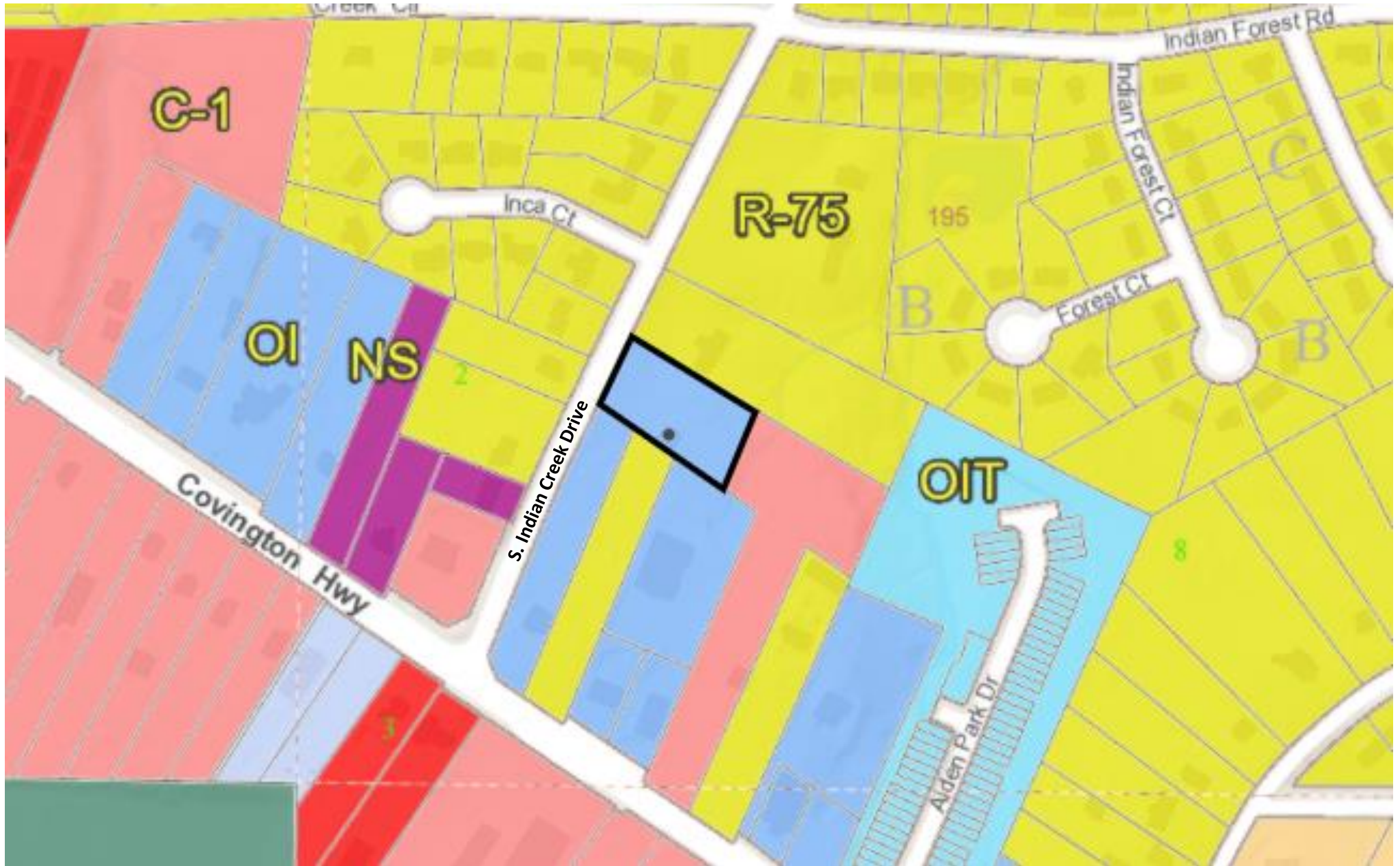
Have you, the applicant, made a campaign contribution of \$250.00 or more to a DeKalb County government official within the two year period that precedes the date on which you are filing this application?
Yes No If "yes", see page 4. (Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A)

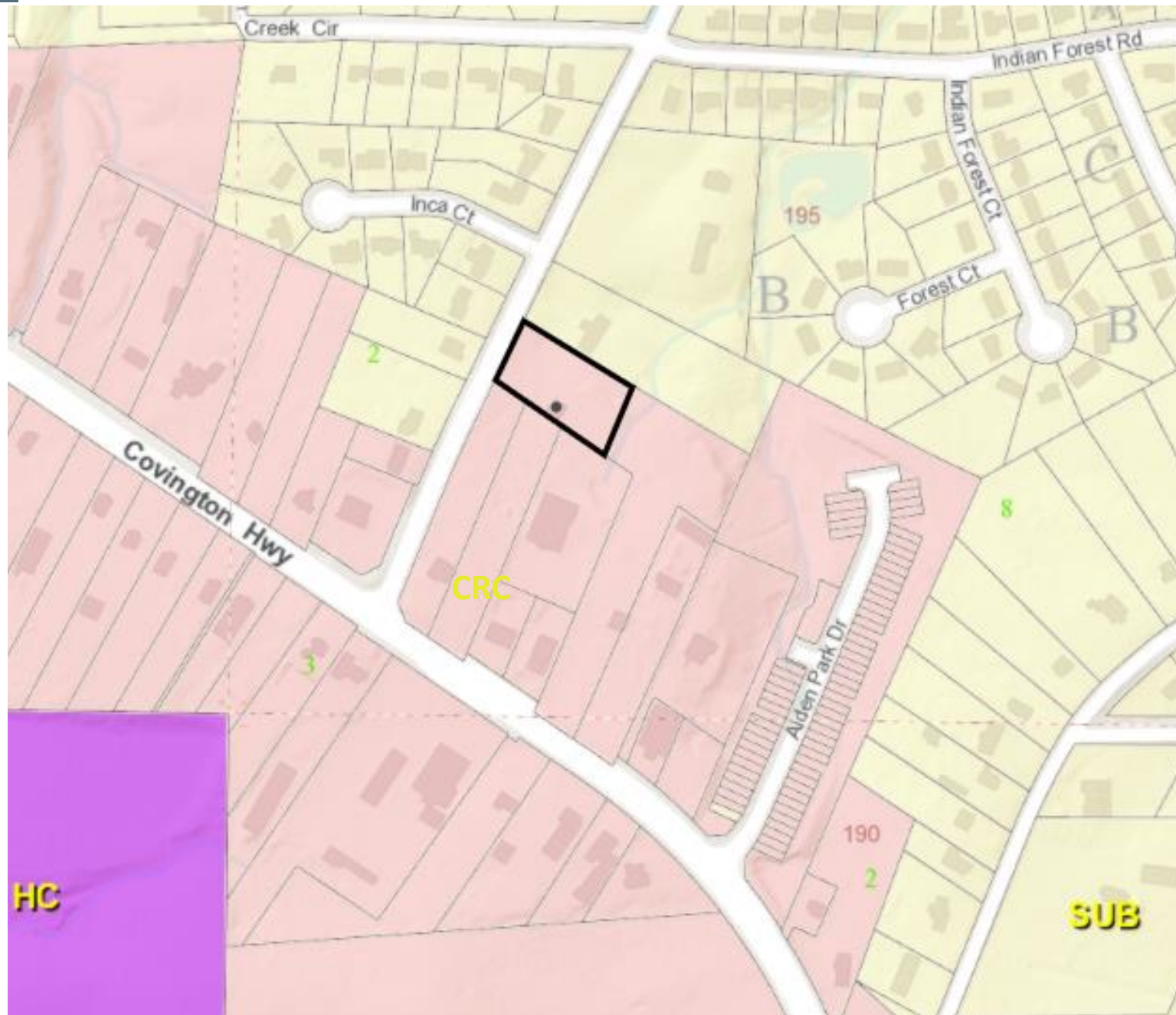
Owner: Agent: _____
(Check One)

Signature of Applicant: Sarah Powell

Printed Name of Applicant: SARAH POWELL Major Modification Application











Subject Property