

Public Hearing: YES  NO

Department: Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** Commission District 05 Super District 07

**Application of Land Engineering and Surveying Inc to amend the Future Land Use Plan from Suburban (SUB) character area to Light Industrial (LIND) character area to accommodate an existing landscape company, upgrade and expand the building, and add additional parking, at 1422 Rock Chapel Road.**

**PETITION NO:** N1-2023-0064 LP-23-1246239

**PROPOSED USE:** Light Industrial character area for an existing landscape company, upgrade, expansion and additional parking.

**LOCATION:** 1422 Rock Chapel Road, Lithonia, Georgia 30058

**PARCEL NO. :** 16-189-01-003

**INFO. CONTACT:** Long Range Planning

**PHONE NUMBER:** 404-371-2155

**PURPOSE:**

Application of Land Engineering and Surveying Inc to amend the Future Land Use Plan from Suburban (SUB) character area to Light Industrial (LIND) character area to accommodate an existing landscape company, upgrade and expand the building, and add additional parking. The property is located on the east side of Rock Chapel Road, approximately 285 feet north of Rock Mountain Road at 1422 Rock Chapel Road, Lithonia, Georgia. The property has approximately 300 feet of frontage along Rock Chapel Road and contains 5.23 acres.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** Approval.

**PLANNING COMMISSION:** Pending.

**PLANNING STAFF:** Denial.

**STAFF ANALYSIS:** Per the *2050 Unified Plan*, “The intent of the Light Industrial Character Area is to identify areas appropriate for industrial type uses. The location of these areas shall preserve the appeal and appearance of residential and commercial areas from the prospective intrusion of light industrial land uses”. The subject property is bordered on all sides to parcels designated as Suburban. The intent of the Suburban Character area designation is to preserve the residential status of these area by limiting the amount of nonresidential development. This application to amend the Future Land Use map is inconsistent with the surrounding properties’ Future Land Use and the policies of the 2050 Unified Plan. Therefore, Staff recommends, “Denial”.

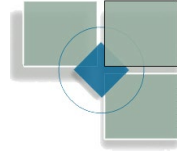
**PLANNING COMMISSION VOTE:** Pending.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** Approval 10-0-0.



# DeKalb County Department of Planning & Sustainability

Development Services Facility  
178 Sams Street, Building 1 – A3600  
Decatur, GA 30030  
(404) 371-2155 / plansustain@dekalbcountyga.gov



The Honorable Michael L. Thurmond  
Chief Executive Officer

**Planning Commission Hearing Date: March 7, 2023 6:00 P.M.**  
**Board of Commissioners Hearing Date: March 30, 2023 5:30 P.M.**

## STAFF ANALYSIS

<b>Case No.:</b>	LP-23-1246239	<b>Agenda #:</b> 2023-0064
<b>Location/Address:</b>	1422 Rock Chapel Road, Lithonia, GA	Commission District: 5 Super District: 7
<b>Parcel ID:</b>	16 189 01 003	
<b>Request:</b>	Amend the future land use map from Suburban (SUB) to Light Industrial (LIND).	
<b>Property Owner:</b>	Persiah Bedward	
<b>Applicant/Agent:</b>	Land Engineering and Surveying Inc.	
<b>Acreage:</b>	5.23	
<b>Existing Land Use:</b>	Suburban (SUB)	
<b>Surrounding Properties:</b>	Suburban (SUB)	
<b>Adjacent Land Use:</b>	North: R-100 (SUB) South: R-100 (SUB) East: R-100 (SUB) West: R-100 (SUB) NE: R-100 (SUB) NW: R-100 (SUB) SE: R-100 (SUB) SW: R-100 (SUB)	
<b>Comprehensive Plan:</b>	<b>Consistent:</b> <b>Inconsistent: X</b>	

### Companion Application:

The applicant has filed a companion application (Z-23-1246238) to amend the Zoning from R-100 (Single-Family Residential) District to M (Light Industrial) District to for the construction of a landscaping company.

### Staff Recommendation: Denial

Per the *2050 Unified Plan*, “The intent of the Light Industrial Character Area is to identify areas appropriate for industrial type uses. The location of these areas shall preserve the appeal and appearance of residential and commercial areas from the prospective intrusion of light industrial land uses.”

The subject property is bordered on all sides to parcels designated as Suburban. The intent of the Suburban Character area designation is to preserve the residential status of these area by limiting the amount of non-residential development. This application to amend the Future Land Use map is inconsistent with the surrounding properties’ Future Land Use and the policies of the 2050 Unified Plan.

**Attachments:**

1. Public Works Department Comments
  - a. Land Development Division
  - b. Traffic Engineering Division
2. Watershed Management Department Comments
3. Board of Health Comments
4. Board of Education Comments
5. Application
6. Site Plan
7. Zoning Map
8. Aerial Photograph



**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

**NOTE:** PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO  
RACHEL BRAGG [RLBRAGG@DEKALBCOUNTYGA.GOV](mailto:RLBRAGG@DEKALBCOUNTYGA.GOV) OR  
JOHN REID [JREID@DEKALBCOUNTYGA.GOV](mailto:JREID@DEKALBCOUNTYGA.GOV)

**COMMENTS FORM:  
PUBLIC WORKS WATER AND SEWER**

Case No.: LP-23-1246239

Parcel I.D. #: 16-189-01-003

Address: 1422 ROCK CHAPEL RD,  
LITHONIA, GA 30058

**WATER:**

Size of existing water main: 16" DIP (~~ade~~quate/inadequate)

Distance from property to nearest main: \_\_\_\_\_

Size of line required, if inadequate: \_\_\_\_\_

**SEWER:**

Outfall Servicing Project: \_\_\_\_\_

Is sewer adjacent to property: Yes ( ) No (X) If no, distance to nearest line: aprox. 675"

Water Treatment Facility: Polebridge ( ) adequate ( ) inadequate

Sewage Capacity; 20 (MGPD) Current Flow: 7.8 (MGPD)

**COMMENTS:**

Sewer capacity request required

Signature: Yola Lewis



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**COMMENTS FORM:  
PUBLIC WORKS WATER AND SEWER**

Case No.: Z-23-1246238

Parcel I.D. #: 16-189-01-003

Address: 1422 ROCK CHAPEL RD,  
LITHONIA, GA 30058

**WATER:**

Size of existing water main: 16" DIP (~~ade~~quate/inadequate)

Distance from property to nearest main: Adjacent

Size of line required, if inadequate: \_\_\_\_\_

**SEWER:**

Outfall Servicing Project: \_\_\_\_\_

Is sewer adjacent to property: Yes ( ) No (X) If no, distance to nearest line: aprox. 675"

Water Treatment Facility: Polebridge ( ) adequate ( ) inadequate

Sewage Capacity; 20 (MGPD) Current Flow: 7.8 (MGPD)

**COMMENTS:**

Sewer capacity request required

Signature: Yola Lewis

2/17/2023

To: Ms. Madolyn Spann, Planning Manager  
Mr. John Reid, Senior Planner  
From: Ryan Cira, Environmental Health Manager  
Cc: Alan Gaines, Technical Services Manager  
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

## DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

2/17/2023

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N1-202300065

LP-23-1246239 16-189-01-003

1422 Rock Chapel Road, Lithonia, GA 30058

Amendment

- Please review general comments.
- Septic system install on properties in surrounding area 1400 Roack Chapel Road on September 21, 2001.

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N2-2023-0065

Z-23-1246238 16-189-01-003

1422 Rock Chapel Road, Lithonia, GA 30058

Amendment

- Please review general comments.
- Septic system install on properties in surrounding area 1400 Roack Chapel Road on September 21, 2001.

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N3-2023-0066

LP-23-1246240 16-189-01-002

1450 Rock Chapel Road, Lithonia, GA 30058

Amendment

- Please review general comments.
- Septic installed on surrounding areas of 1473 Rock Chapel Road. This located stated above may have septic system installed.

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N4-2023-0067

Z-23-1246241 16-189-01-002

1450 Rock Chapel Road, Lithonia, GA 30058

Amendment

- Please review general comments.
- Septic installed on surrounding areas of 1473 Rock Chapel Road. This located stated above may have septic system installed.

### ZONING COMMENTS – FEBRUARY 2023

**N1 (LP-23-1246239), N2 (Z-23-1246238), N3 (LP-23-1246240), and N4 (Z-23-1246241):** 1422 Rock Chapel Road. Rock Chapel Road is SR 124. GDOT review and approval required prior to permitting. ([mwilson@dot.ga.gov](mailto:mwilson@dot.ga.gov)) Rock Chapel Road is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 10-foot multi-use path. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.)

**N5 (LP-23-1246249) & N6 (Z-23-1246248):** 710 Fayetteville Road (47 Multi-family Units). The zoning is dependent on the conditions for 15 173 07 048, 15 173 07 002 and 15 173 07 018. Provide inter-parcel multimodal connectivity.

**N7 (CZ-23-1246278) & N8 (SLUP-23-1246250):** 1807 Memorial Drive. Memorial Drive is State Route 154. GDOT review and approval required prior to permitting. ([mwilson@dot.ga.gov](mailto:mwilson@dot.ga.gov)) The right of way in front of this property is within the City of Atlanta. City of Atlanta review and approval of improvements/access approval required for Memorial Drive. My suggestion would be to make the access point on Memorial Drive a right in/right out and provide primary access at the signal at Wilkinson Drive at Memorial Dr. This would be a City of Atlanta/GDOT decision. Wilkinson Drive and Warren Drive are local streets. DeKalb County Zoning Code (section 5.4.3) and Land Development Code (Section 14-190) require: Right of way dedication of 27.5 feet from centerline, 12 feet of pavement with curb and gutter, a 5-foot sidewalk (Zoning Code) located 6 feet from back of curb. Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: [hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)).

**N9 (CZ-23-1246251):** 7006 Covington Hwy. Covington Hwy is State Route 12. GDOT review and approval required prior to permitting. ([mwilson@dot.ga.gov](mailto:mwilson@dot.ga.gov)). Covington Hwy is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 10-foot multi-use path. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) Wellington Walk Place will be a local street. Whether public or private, it needs to be improved to public street standards. DeKalb County Zoning Code (section 5.4.3) and Land Development Code (Section 14-190) require: Right of way dedication of 55 feet (If public), 24 feet of pavement with curb and gutter, a 5-foot sidewalk (Zoning Code) located 6 feet from back of curb. Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: [hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). Interior streets to remain private. If Wellington Walk remains private, then the HOA will provide funding for ongoing maintenance. Connect sidewalk between Covington Hwy and the existing sidewalks on Wellington Walk Place. Upgrade ADA ramp on the northwest corner of Covington Hwy at Wellington Walk with an ADA ramp of modern standards with truncated domes. Add ADA ramps with truncated domes crossing proposed driveway of townhomes. Provide a pedestrian connection to the townhomes to the sidewalk.

**N10 (SLUP-23-1246256):** 4434, 4450, 4466 Memorial Drive. Memorial Drive is State Route 10. GDOT review and approval required prior to permitting. ([mwilson@dot.ga.gov](mailto:mwilson@dot.ga.gov)) GDOT MMIP coordination is also required for the I-285 managed lanes project prior to permitting. Contact Tim Matthews, PM ([TMatthews@dot.ga.gov](mailto:TMatthews@dot.ga.gov)) Dedicate right of way or easements needed for the MMIP project, as required. Memorial Drive is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 10-foot multi-use path. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) Northern Ave is classified as a collector road. Requires a right of way dedication of 35 from centerline OR such that all public infrastructure is within right of way, whichever



greater. Requires a 5-foot landscape strip with a 10-foot multi-use path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) Eliminate right in/right out access point on Northern Ave. Only one access point allowed on Northern Ave. No access allowed from Memorial Drive.



## DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

### DEVELOPMENT ANALYSIS:

- **Storm Water Management**

- (1) Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control (those sections have been amended recently, and available in Municode), to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas.
- (2) The county codes require the hydrology study to model the existing conditions as wooded
- (3) Runoff Reduction Volume shall be provided unless technical justification is provided regarding the unfeasibility. Strongly recommend investigating the site and identify location where RRv can be provided and re-design/revise the layout to comply with the RRv requirement.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area was not in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water buffer was not reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.



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DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

N-1

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RACHEL BRAGG RLBRAGG@DEKALBCOUNTYGA.GOV OR JOHN REID
JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM:

PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: N-1 2023-0064 LP-23-1246239 Parcel I.D. #: 16-189-01-003

Address: 1422 Rock Chapel Rd LITTONIA, GA

Adjacent Roadway (s):

(classification) (classification)

Capacity (TPD) Latest Count (TPD) Hourly Capacity (VPH) Peak Hour. Volume (VPH) Existing number of traffic lanes Existing right of way width Proposed number of traffic lanes Proposed right of way width

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the square foot place of worship building would generate vehicle trip ends, with approximately peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the (Single Family Residential) District designation which allows a maximum of units per acres, and the given fact that the project site is approximately acres in land area, daily vehicle trip end, and peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

Field and plans reviewed. Nothing found that would disrupt, change the pattern of traffic flow.

Signature DAVID M. ROSS



**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

(N-2)

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[JREID@DEKALBCOUNTYGA.GOV](mailto:JREID@DEKALBCOUNTYGA.GOV)**

**COMMENTS FORM:**

**PUBLIC WORKS TRAFFIC ENGINEERING**

N2-2023-0065

Case No.: 223-1246238 Parcel I.D. #: 16-189-01-003

Address: 1422 Rock Chapel Rd  
Lithonia, GA

**Adjacent Roadway (s):**

(classification)	(classification)

Capacity (TPD) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____	Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	Proposed right of way width _____

Please provide additional information relating to the following statement.

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Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the \_\_\_\_\_ (Single Family Residential) District designation which allows a maximum of \_\_\_\_\_ units per acres, and the given fact that the project site is approximately \_\_\_\_\_ acres in land area, \_\_\_\_\_ daily vehicle trip end, and \_\_\_\_\_ peak hour vehicle trip end would be generated with residential development of the parcel.

**COMMENTS:**

Field and plans reviewed. Found nothing that would change traffic flow or traffic patterns.

Signature: 

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: Benjamin Middlebrook Phone: 470-227-5319 Email:  
ngpermitting@gmail.com..zyncorpmgmt@gmail.com

Property Address: 1422 & 1450 Rock Chapel Road (applicant may submit two separate applications for both parcels, which will entail double the filing fees) \_\_\_\_\_

Tax Parcel ID: 16 189 01 002 & 16 189 01 003 Comm. District(s): 5 & 7 Acreage: 9

Existing Use: Vacant Land and parking lot Proposed Use Landscaping business with landscaping fleet vehicles. No other outdoor storage proposed and no proposed repair to vehicles. Landscape heavy construction office with storage is a permitted land use in M zoning.

Supplemental Regs: N Overlay District: NA DRI: NA

**Rezoning:** Yes  No

Existing Zoning: R-100  
Square Footage/Number of Units: \_\_\_\_\_

Rezone from R-100 to M (Light Industrial) to construct a landscape office with parking of landscape truck fleet vehicles.

**Land Use Plan Amendment:** Yes  No

Existing Land Use: SUB (Suburban) Proposed Land Use: LIND Land use amendment required from Suburban to LIND to support proposed rezone to M  Consistent  Inconsistent

**Special Land Use Permit:** Yes  No

**Major Modification:** Y

Existing Case Number(s): \_\_\_\_\_

Condition(s) to be modified:  
\_\_\_\_\_  
\_\_\_\_\_



DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting:  Review Calendar Dates:  PC: 03/07/23\*  
BOC:  03/30/23\* Letter of Intent:  Impact Analysis:  Owner Authorization(s):   
Campaign Disclosure:  Zoning Conditions:  Community Council Meeting:  2/6/23\*  
Public Notice, Signs:  (Applicant must pick up and post and/or will be done by Staff) 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

**\*These are the relevant meetings and deadlines assuming the Board of Commissioners adopts the 2023 calendar on December 20th, 2022.**

**\*Deadline for hosting pre-community meeting with 15 days notice for March 2023 agenda cycle would be 12/21/22 and Filing Deadline for complete application would be 12/22/22. Land Use Amendment cases are only heard by Board of Commissioners in March of September.**

**\*If a complete application is submitted after 20 complete applications have been submitted, application will be moved to the Sept 2023 agenda cycle since Land Use Amendment cases only heard in March and September.**

Review of Site Plan

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:

A Land Use Plan amendment to IND (Industrial) or LIND (Light Industrial) is required to support the proposed rezoning to M (Light Industrial). Land Use Amendment cases are only heard in March and September. Applicant to submit conceptual site plan showing proposed land use, building, parking, etc. Applicant must provide justification as to how the proposed rezoning and land use amendment change is compatible with surrounding uses and also show compliance with the M zoning requirements including but not

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

limited to sidewalks, street trees, paving and striping the parking lot, providing minimum number of parking spaces, required minimum transitional buffers if abutting residential zoned property, minimum building setbacks, building material requirements, building height, etc shown on site plan. Applicant must also show compliance with Supplemental Regulations for outside storage unless all outside storage consist of fleet vehicles associated with proposed Landscape Business office (see information at end of document). Application fee for is \$500 for each Land Use amendment application and \$750 for each rezoning application.

**This only a preliminary review and is not a complete list of zoning requirements, a final and complete review will be done upon official submission of a rezoning application and concept plan.**

Planner: John Reid Date 11/28/22

Filing Fees

<b>REZONING:</b>	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
<b>LAND USE MAP AMENDMENT</b>		\$500.00
<b>SPECIAL LAND USE PERMIT</b>		\$400.00

**OUTDOOR STORAGE SUPPLEMENTAL REGULATIONS**

B.

In the C-2, M, and M-2 districts, any outdoor storage areas (primary or accessory) are allowed subject to the following requirements:

1.

The outdoor storage area shall be at least fifty (50) feet from the street right-of-way.

2.

The outdoor storage area shall be screened so as not to be visible at ground level from any adjoining property or public street.

3.

A ten-foot wide evergreen landscape buffer around the outside perimeter of the screened area shall be provided when adjacent to any property not zoned C-2, M, or M-2.

4.

Fleet vehicles associated with the operation of a business are exempt from these requirements.

## PRE-SUBMITTAL COMMUNITY MEETING

**DATE:** 12/3/2022

**TO:** Property Owners

**FROM:** Land Engineering and Surveying Inc. on behalf of Owner, Persiah Bedward and Arnold Bowen

**RE:** Community Meeting - Rezoning from Residential ( R-100) to Light Industrial (M); Land Use Amendment from Suburban (SUB) to Light Industrial (LIND).

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This is to inform you that there will be a proposal for a land use amendment and rezoning for property located at 1422 and 1450 Rock Chapel Road, Lithonia GA 30058. The proposed land use amendment and rezoning is to allow for a landscaping company. A virtual community meeting will be held on December 21, 2022, at 6:30 pm – 7:30 pm to discuss our proposal. Meeting will be conducted via zoom, please see details below. Please note you can join by video conferencing, or you can also dial-in by phone using the information given below.

### Join Zoom Meeting

<https://us06web.zoom.us/j/87581330258?pwd=RWt1bGFOL1J2azNtUnlDT1NDbWttdz09>

**Meeting ID:** 875 8133 0258

**Passcode:** 1422

**Dial by your location** +1 929 205 6099

Please email [ngpermitting@gmail.com](mailto:ngpermitting@gmail.com) or call 770-765-3524 to register for the meeting before the scheduled meeting date. Please feel free to contact me by email if you have any questions or concerns.

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Street and Apt. No., PO Box 1113 HUNTINGTON PLACE CIR

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1473 Rock Chapel Road  
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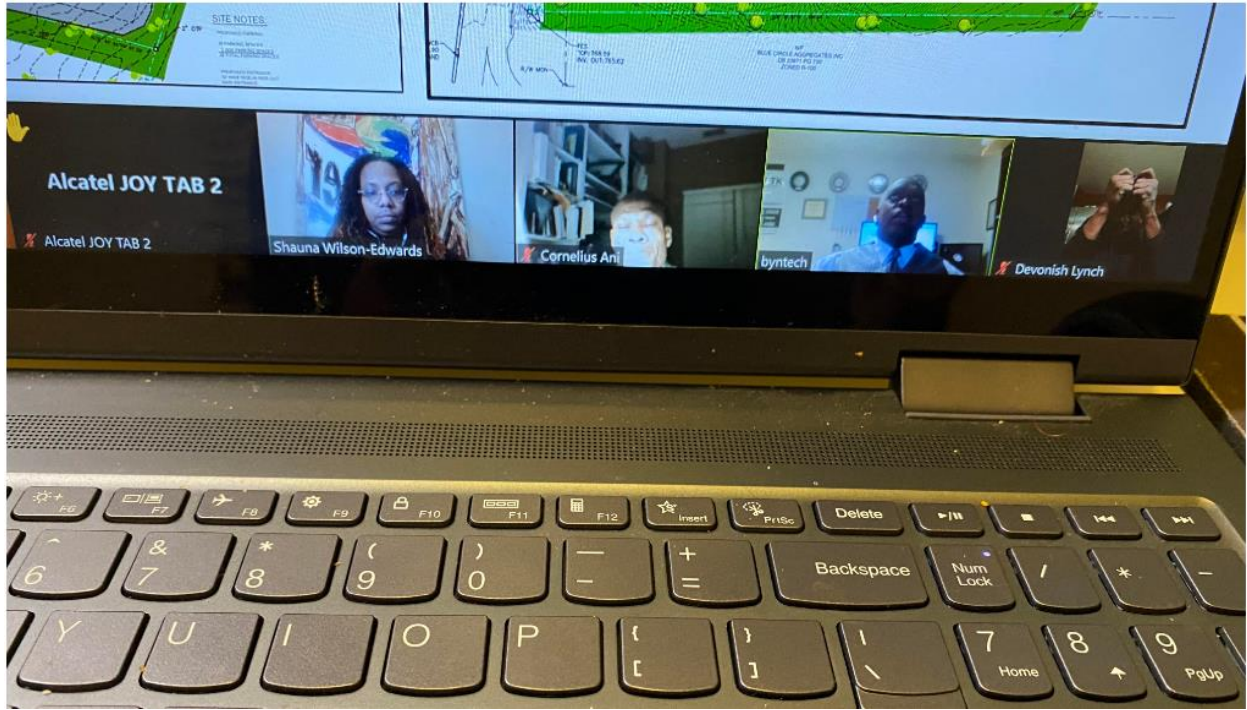


SNIP OF ZOOM MEETING, Wednesday, December 21, 2022, 6:30 PM

Recorded Meeting Link

[https://us06web.zoom.us/rec/share/xrz5SI-Ho1GuqKP0Z5tIW50Lgr\\_8MhLL8zUrfVp31zx1DFcNH1zomD-CS16pME4D.Zgv81PPHL0hvYWxa](https://us06web.zoom.us/rec/share/xrz5SI-Ho1GuqKP0Z5tIW50Lgr_8MhLL8zUrfVp31zx1DFcNH1zomD-CS16pME4D.Zgv81PPHL0hvYWxa)  
Passcode: Ja+Lx1VD

The screenshot displays a Zoom meeting window with a PowerPoint presentation. The slide is titled "Questions & Answers" and features two site plans side-by-side. The left plan is for "1422 Rock Chapel Road (5.23 acres)" and the right plan is for "1450 Rock Chapel Road (3.97)". Both plans show building footprints, parking areas, and landscaping. A green banner at the top of the plans reads "You are screen sharing" with a "Stop Share" button. Below the plans is a solid orange banner with the text "THE END". The Zoom interface includes a top toolbar with "Record" and "Share" buttons, a right-hand sidebar with participant thumbnails (Alcatel JOY TAB 2, Shauna Wilson-Edwards, Cornelius Ani, byntech, and another Alcatel JOY TAB 2), and a Windows taskbar at the bottom showing the time as 6:45 PM on 12/21/2022.





Letter In support of Rezoning and Land Use Change



Shauna Edwards <ngpermitting@gmail.com>

---

## ref rezoning meeting

1 message

---

**Ray** <awards@metroawards.com>  
To: ngpermitting@gmail.com

Tue, Dec 13, 2022 at 2:24 PM

Dear Ms. Edwards,

I received your notice of the community meeting to discuss rezoning of 1450 and 1422 Rock Chapel Road. I support the rezoning of these properties to light industrial.

I am the owner of 1424 Rock Chapel. Please let me know if you need from me any further information.

Thank you,

Ray Sonshein



6354 Roswell Road

Sandy Springs, GA. 30328-3210 US

404-705-9005

[www.metroawards.com](http://www.metroawards.com)

## LAND USE AMENDMENT APPLICATION CHECKLIST

(Submit 4 printed, collated sets of the complete application and a PDF version on a flash drive)

- \_\_\_\_\_ 1. Schedule a mandatory **Pre-Application Conference** with Planning & Sustainability staff by appointment. Obtain **Pre-Application form** (to be completed in pre-application meeting). Please call 404-371-2155 for appointment.
- \_\_\_\_\_ 2. Hold a **Pre-Submittal Community Meeting** with surrounding neighborhood associations and residents. Provide documentation of the meeting (**meeting notice and sign in sheets**). Letter(s) from homeowners association(s) may also be provided.
- \_\_\_\_\_ 3. Submit **Application** (Submit 4 printed, collated sets and a PDF version on a flash drive. Please assemble materials in the following order.)
- \_\_\_\_\_ **A. Application form** with name and address of applicant and owner, and address of subject property;
- \_\_\_\_\_ **B. Pre-submittal community meeting notice and sign-in sheet** and other documentation of meeting, if any;
- \_\_\_\_\_ **C. Letter of application and impact analysis**
- \_\_\_\_\_ 1. **Letter of application** identifying a) the proposed zoning classification, b) the reason for the rezoning or special use or modification request, c) the existing and proposed use of the property, d) detailed characteristics of the proposed use (e.g. floor area, height of building(s), number of units, mix of unit types, number of employees, manner and hours of operation), d)(optional) statement of conditions discussed with the neighborhood or community, if any.
  - \_\_\_\_\_ 2. **Impact analysis** of the anticipated impact of the proposed use and rezoning on the surrounding properties in response to the standards and factors specified in Article 7.3 of the DeKalb County Zoning Ordinance, as attached. If a Major Modification, please include previously approved conditions and Board of Commissioner meeting minutes.
- \_\_\_\_\_ **D. Authorization Form**, if applicant is not the owner. Must be signed by all owners of the subject property and notarized. Authorization must contain the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property. Please include warranty deed, if property ownership is less than 2 years.
- \_\_\_\_\_ **E. Campaign disclosure statement** (required by State law).
- \_\_\_\_\_ **F. Legal boundary survey** of the subject property, (showing boundaries, structures, and improvements), prepared and sealed within the last year by a professional engineer or land surveyor registered in the State of Georgia. *(If survey shows property on opposite sides of a public street right-of-way, file a separate application for each property.)*
- \_\_\_\_\_ **G. Site Plan**, printed to scale, folded, of any existing and or proposed development/redevelopment. For projects larger than 1 acre, site plan should be at least 1:50 scale. The site plan must include the following:
- \_\_\_\_\_ a. complete boundaries of subject property;
  - \_\_\_\_\_ b. dimensioned access points and vehicular circulation drives;
  - \_\_\_\_\_ c. location of all existing and proposed buildings, structures, setbacks and parking;
  - \_\_\_\_\_ d. location of 100 year floodplain and any streams;
  - \_\_\_\_\_ e. notation of the total acreage or square footage of the subject property;
  - \_\_\_\_\_ f. landscaping, tree removal and replacement, buffer(s); and
  - \_\_\_\_\_ g. site plan notes of building square footages, heights, density calculations, lot coverage of impervious surfaces, parking ratios, open space calculations, and other applicable district standards.
- \_\_\_\_\_ **H. Reduced Site Plan**, reduced to 8.5" x 11".
- \_\_\_\_\_ **I. Written Legal Description** of metes and bounds of the subject property (can be printed on site plan or survey).
- \_\_\_\_\_ **J. Building Form Information**. Elevation (line drawing or rendering), or details of proposed materials, in compliance with Article 5 of the Zoning Ordinance.
- \_\_\_\_\_ **K. Completed, signed Pre-application Form** (Provided at pre-application meeting.)

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

---

**APPLICATION TO AMEND COMPREHENSIVE LAND USE (FUTURE DEVELOPMENT) MAP  
PLAN OF DEKALB CONTY, GEORGIA**

Application No \_\_\_\_\_ Date Received: \_\_\_\_\_

Applicant's Name Land Engineering and Surveying Inc. E-Mail byncorpmgmt@gmail.com

Applicant's Mailing Address 6022 Buford Hwy, Suite 205, Norcross GA 30071

Applicant's Daytime Phone# 470-227-5319 Fax# \_\_\_\_\_

---

If more than one owner, attach information for each owner as Exhibit "A"

Owner's Name: Persiah Bedward E-Mail \_\_\_\_\_

Owner's Mailing Address 1422 Rock Chapel Road, Lithonia GA 30058

Owner's Daytime Phone # 404-227-6042 Fax # \_\_\_\_\_

---

Address/Location of Subject Property 1422 Rock Chapel Road, Lithonia GA 30058

Parcel ID# 16 189 01 003 Acreage 5.23

Commission District 5

Present Zoning District R-100 Proposed Zoning District M

Present Land Use Designation SUB

Proposed Land Use Designation LIND

Current Zoning Classification(s) R-100

---

**LAND USE AMENDMENT**  
**1422 Rock Chapel Road Lithonia, GA 30058 (5.23 acres)**

**LETTER OF APPLICATION**

Letter of application identifying a) the proposed zoning classification, b) the reason for the rezoning or special use or modification request, c) the existing and proposed use of the property, d) detailed characteristics of the proposed use (e.g. floor area, height of building(s), number of units, mix of unit types, number of employees, manner and hours of operation), d)(optional) statement of conditions discussed with the neighborhood or community, if any.

- a) The request is to allow for a land use amendment from Suburban (SUB) to Light Industrial (LIND). The proposed land use amendment to LIND will accommodate a rezoning from Residential (R-100) to Light Industrial (M) for the expansion of a landscaping company (Rezoning Application filed concurrently).
  
- b) There is currently an existing landscaping company on the subject site which is currently zoned R-100. The owner would like to expand the operation and would like subject site to be in a zoning district that permits a landscaping company. Rezoning to M with a proposed Future Land Use of Light Industrial will accommodate development and expansion of an existing landscape company.
  
- c) *The site is currently being used as an existing landscaping company with truck parking. The owner is proposing to expand the landscaping business and to allow for additional parking of landscaping trucks and customer parking; building renovation and entrance upgrades . The operation currently entails the sale and installation of organic and inorganic material, plants, pine straw and other limited accessory products for the landscape industry and the storage and use of associated landscape vehicles and equipment.*
  
- d) The operation will be expanding current operations which will include the sale and installation of organic and inorganic material, plants, pine straw and other limited accessory products for the landscape industry and the storage and use of associated landscape vehicles and equipment. The operational hours are currently 9:00 am to 5:00 pm and is anticipated to remain the same hours. *The building will be renovated and expanded, additional customer parking and additional parking will be added for landscaping trucks to park. The existing entrance will also be upgraded to a right-in right-out entrance.*

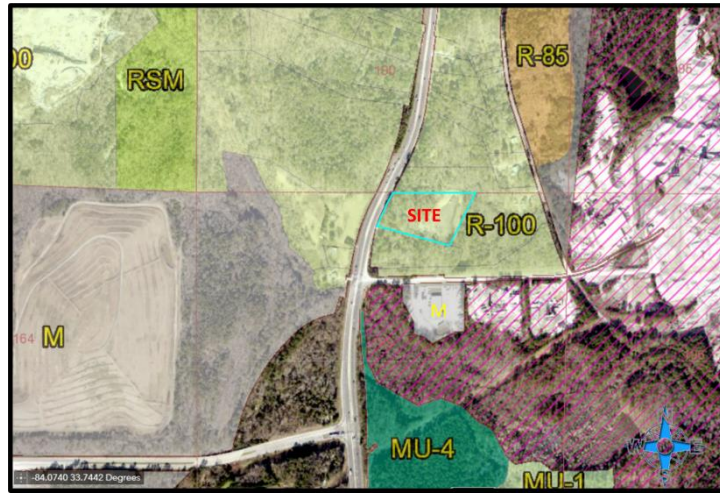
**STATEMENT OF CONDITIONS**

1. Land Use Amendment for subject site located at 1422 Rock Chapel Road Lithonia from Suburban (SUB) to Light Industrial (LIND).

## IMPACT ANALYSIS

1. Whether the proposed land use change will permit uses that are suitable in view of the use and development of adjacent and nearby properties.

The diagram shows the surrounding land use and zoning. The site is surrounded by majority industrial activity. Yes, a rezoning will permit a use that is suitable and compatible with surrounding use. In addition, the site is located along a major thoroughfare that is convenient for transporting goods.



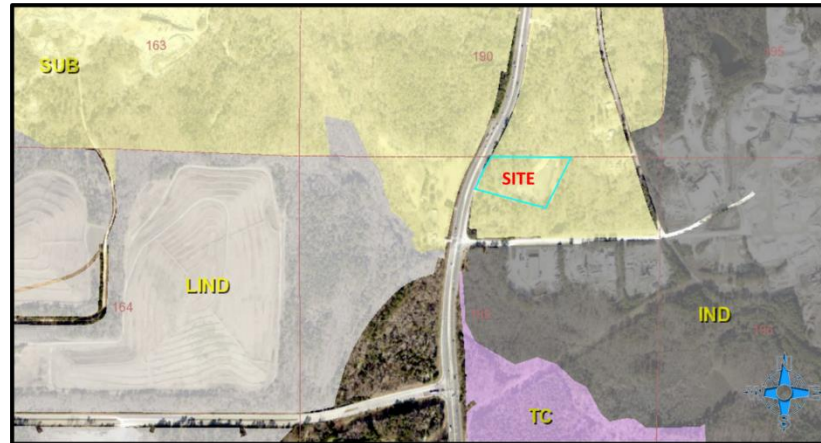
2. Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property.

The site is currently adjacent to residential use and residential zoning. If rezoned, specific features will be implemented to reduce noise, air pollution, light and other impacts. Landscaping buffer will be implemented consistent the Dekalb County regulations to allow for compatibility and reduce environmental impact. The existing operation does not adversely affect the adjacent property. The proposed use is not anticipated to affect the usability of the adjacent properties.

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.

The subject site is currently operating as a landscaping company in an industrial area which does not currently cause excessive burden on existing resources. The expansion will just allow better access, additional storage, dust free parking and a designated area to park trucks. If rezoned, the expansion will allow for a functional site for vehicular traffic to move around safely. The Rock Chapel Elementary is located north of the subject site, 0.7 miles. However, no added school age kids will be added due to this development. The proposal to rezone to industrial will not impact school resources.

4. Whether the amendment is consistent with the written policies in Comprehensive Plan text.  
Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.



Based on the future land use map of the subject site, the Comprehensive Plan identifies this site as Suburban (SUB). However, as indicated in the diagram, the subject site is surrounded by intense industrial use with future land use designations of Industrial (IND, LIND). To the west of the subject site there is a coal mining operation, and to the east of the site there is also a quarry operation company that is a major supplier of building materials such as aggregates, cement, ready mixed concrete and asphalt. There is also a trucking company and concrete plant located to the south of the subject site. The subject site is currently zoned as residential and we are proposing a rezoning to light industrial (M). The existing residential zoning is not compatible due to surrounding industrial activities making this area not suitable for residential activity due to the possible exposure to noise, dust, heavy vehicular traffic just to name a few. The rezoning to light industrial will be compatible with surrounding use as this area of the county consists of existing large scale industrial activities.

5. Whether there are environmental impacts or consequences resulting from the proposed change.

The subject site is currently operating as a landscaping company, the rezoning will allow for expansion to allow for a more favorable environment such as dust free parking, additional landscape buffer, easy access in and out of the property. Also, the subject site will be consistent with the Dekalb County Code to ensure there will be no adverse environmental impact to surrounding lots.

6. Whether there are impacts on properties in an adjoining governmental jurisdiction in cases of proposed changes near county boundary lines.

Propose change does not anticipate any impacts to adjoining governmental jurisdiction.

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.

The existing residential zoning is not compatible due to surrounding industrial activities making this area not suitable for residential activity due to the possible exposure to noise, dust, heavy vehicular traffic just to name a few. The rezoning to light industrial will be compatible with surrounding use as this area of the county consists of existing large scale industrial activities.

8. Whether there are impacts on historic buildings, sites, districts or archaeological resources resulting from the proposed change.

The Rock Chapel Historic cemetery is located just north of the subject site, within a mile. There are no other known historical buildings, sites or archaeological resources on this site or within close proximity, there are no known anticipated adverse impact to these resources.



1422 - LAND USE AMENDMENT SUBURBAN TO LIGHT INDUSTRIAL

404.371.2155 (o)  
404.371.4556 (f)  
DeKalbCountyGa.gov

Clark Harrison Building  
330 W. Ponce de Leon Ave  
Decatur, GA 30030

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: 12.2.2022

TO WHOM IT MAY CONCERN:

(I) (WE) Persiah G Bedward  
Name of owner(s)

being (owner) (owners) of the subject property described below or attached hereby delegate authority to  
Cornelius Ani/Land Engineering and Surveying Inc.  
Name of Agent or Representative

to file an application on (my) (our) behalf.

[Signature]  
Notary Public

[Signature]  
Notary Public

[Signature]  
Notary Public

[Signature]  
Notary Public

[Signature]  
Owner

[Signature]  
Owner

[Signature]  
Owner

[Signature]  
Owner







1422 - LAND USE AMENDMENT SUBURBAN TO LIGHT INDUSTRIAL

404.371.2155 (o)  
404.371.4556 (f)  
DeKalbCountyGa.gov

Clark Harrison Building  
330 W. Ponce de Leon Ave  
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

Disclosure of Campaign Contribution

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. 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 \$250.00 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes No\* (with 'X' over '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 Commissions, DeKalb County, 1300 Commerce Drive, Decatur, Ga 30030.

Cornelius Ani/Land Engineering and Surveying Inc

[Handwritten signature]

Signature of Applicant


Check one: Owner Agent X Date 12.12.2022

Notary:

Expiration Date/Seal

\*Notary not needed if answer is "No"

THIS PLAT IS A RESTATEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE SET FORTH HEREIN. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMBINED 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.G.C.A. SECTION 15-6-67.

12/13/18 DATE  
 BEN L. BUTTNERWORTH RLS #2294  
  
 FOR THE FIRM  
 BOUNDARY ZONE, INC.  
 LSE 0259  
 NOT VALID WITHOUT  
 ORIGINAL SIGNATURE

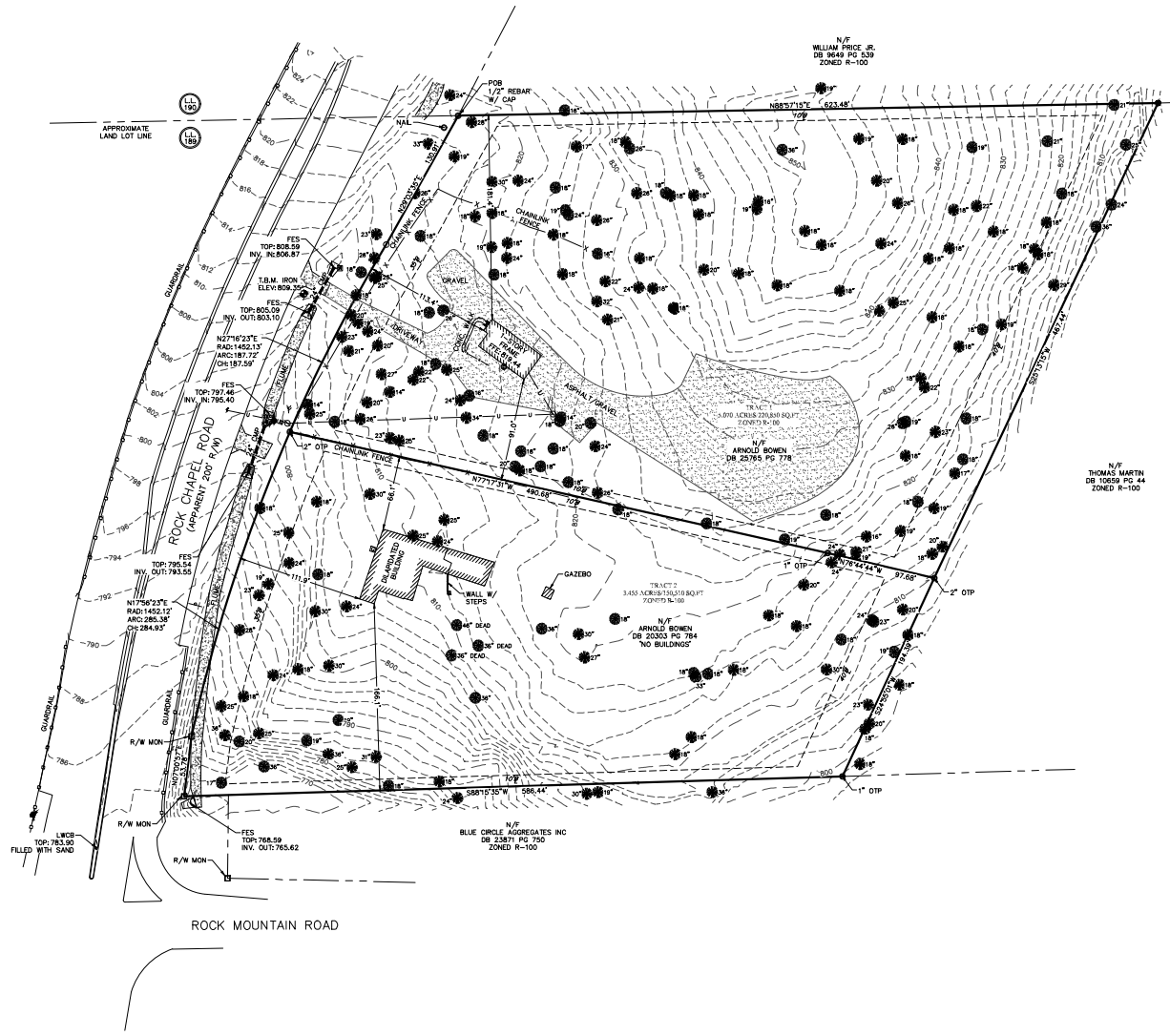
**ZONING INFORMATION:**  
 R-100 (RESIDENTIAL MEDIUM LOT-400) DISTRICT  
 \*SETBACKS ARE SUBJECT TO THE DEKALB COUNTY BUILDING CODE REQUIREMENTS  
 MINIMUM LOT SIZE: 12,000 SF  
 MINIMUM LOT WIDTH: 100'  
 MINIMUM HEATED FLOOR AREA: 3,000 SF  
 MAXIMUM HEIGHT: 35'  
 MAXIMUM COVERAGE: 35%  
**BUILDING SETBACKS:**  
 FRONT: 35'  
 SIDE: 10'  
 REAR: 40'  
 THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSIONS REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION WEBSITE FROM THE DEKALB COUNTY PLANNING AND ZONING DEPARTMENT.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.  
 THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECORDED COPY IN THIS SURVEYOR'S RECORDS.  
 © COPYRIGHT 2018 BOUNDARY ZONE, INC.  
 THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

TOTAL AREA: 6.572 ACRES / 371,360 SQUARE FEET  
 BOUNDARY REFERENCE: DB 25765, PG 778; DB 30303, PG 784  
 DEED/OWNER: FERRIS/REED/DB 125-2916  
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 151,700 FEET  
 THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5601 8080B/C TOTAL STATION  
 THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET

**LEGEND :**

<ul style="list-style-type: none"> <li>○ PROPERTY CORNER</li> <li>○ FOUND (AS NOTED)</li> <li>○ 1/2" REBAR WITH CAP SET LIST #339</li> <li>○ R/W MONUMENT</li> <li>○ FIRE HYDRANT</li> <li>○ WATER METER</li> <li>○ WATER VALVE</li> <li>○ POWER POLE</li> <li>○ LIGHT POLE</li> </ul>	<ul style="list-style-type: none"> <li>○ POWER/LIGHT POLE</li> <li>○ OUT WIRE</li> <li>○ POWER METER</li> <li>○ POWER BOX</li> <li>○ A/C UNIT</li> <li>○ MANHOLE</li> <li>○ CLEAN OUT</li> <li>○ JUNCTION BOX</li> <li>○ OUTFLOW STRUCTURE</li> <li>○ DRAINAGE INLET</li> </ul>	<ul style="list-style-type: none"> <li>○ GAS METER</li> <li>○ GAS VALVE</li> <li>○ CABLE BOX</li> <li>○ TELEPHONE BOX</li> <li>○ S/O</li> <li>○ W-WATER LINE</li> <li>○ OVERHEAD UTILITY LINE</li> <li>○ SEWER LINE</li> <li>○ GAS LINE</li> <li>○ CABLE LINE</li> </ul>	<ul style="list-style-type: none"> <li>— TELEPHONE LINE</li> <li>— FENCE LINE</li> <li>— 1/2" CONTOUR LINE</li> <li>— BUILDING SETBACK LINE</li> <li>CONCRETE</li> <li>— EDGE OF PAVEMENT</li> <li>LL LAND LOT</li> <li>N/F NOW OR FORMERLY</li> <li>R/W RIGHT-OF-WAY</li> <li>P/L PROPERTY LINE</li> </ul>	<ul style="list-style-type: none"> <li>OH OVERHANG</li> <li>C/B CATCH BASIN</li> <li>ONT CANTILEVER</li> <li>N/C HANDICAP</li> <li>FYE FINISHED FLOOR ELEVATION</li> <li>BFE BASEMENT FLOOR ELEVATION</li> <li>GFE GARAGE FLOOR ELEVATION</li> <li>DB DEED BOOK</li> <li>PB PLAT BOOK</li> <li>PG PAGE</li> </ul>	<ul style="list-style-type: none"> <li>POB POINT OF BEGINNING</li> <li>POC POINT OF COMMENCEMENT</li> <li>NAD NORTH AMERICAN DATUM</li> <li>NAD80 NORTH AMERICAN VERTICAL DATUM</li> <li>LAND SURVEYING SERVICES</li> <li>LANDSCAPE ARCHITECTURE</li> <li>LAND PLANNING</li> <li>LAND PLANNING</li> <li>HARDWOOD TREE</li> <li>PINE TREE</li> </ul>
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GRID NORTH  
 GA. WEST ZONE  
 NAD 1983  
 DATUM: NAD83  
 SCALE: 1"=50'

NO.	REVISION	DATE

**BOUNDARY, TOPOGRAPHIC, & TREE SURVEY**  
 PREPARED FOR: VINCENT BEDWARD  
 LAND LOT 189, 16<sup>TH</sup> DISTRICT  
 DEKALB COUNTY, GEORGIA - 12111/18



PROJECT 1938502  
 SHEET 1 OF 1

**ZONING: M**

MINIMUM LOT AREA: 30,000 SF  
M SETBACKS  
AS PER ZONING  
FRONT: MIN 60 FT  
INTERIOR: 20 FT  
REAR: 35 FT  
MAXIMUM COVERAGE: 80%  
50' TRANSITIONAL BUFFER REQUIRED

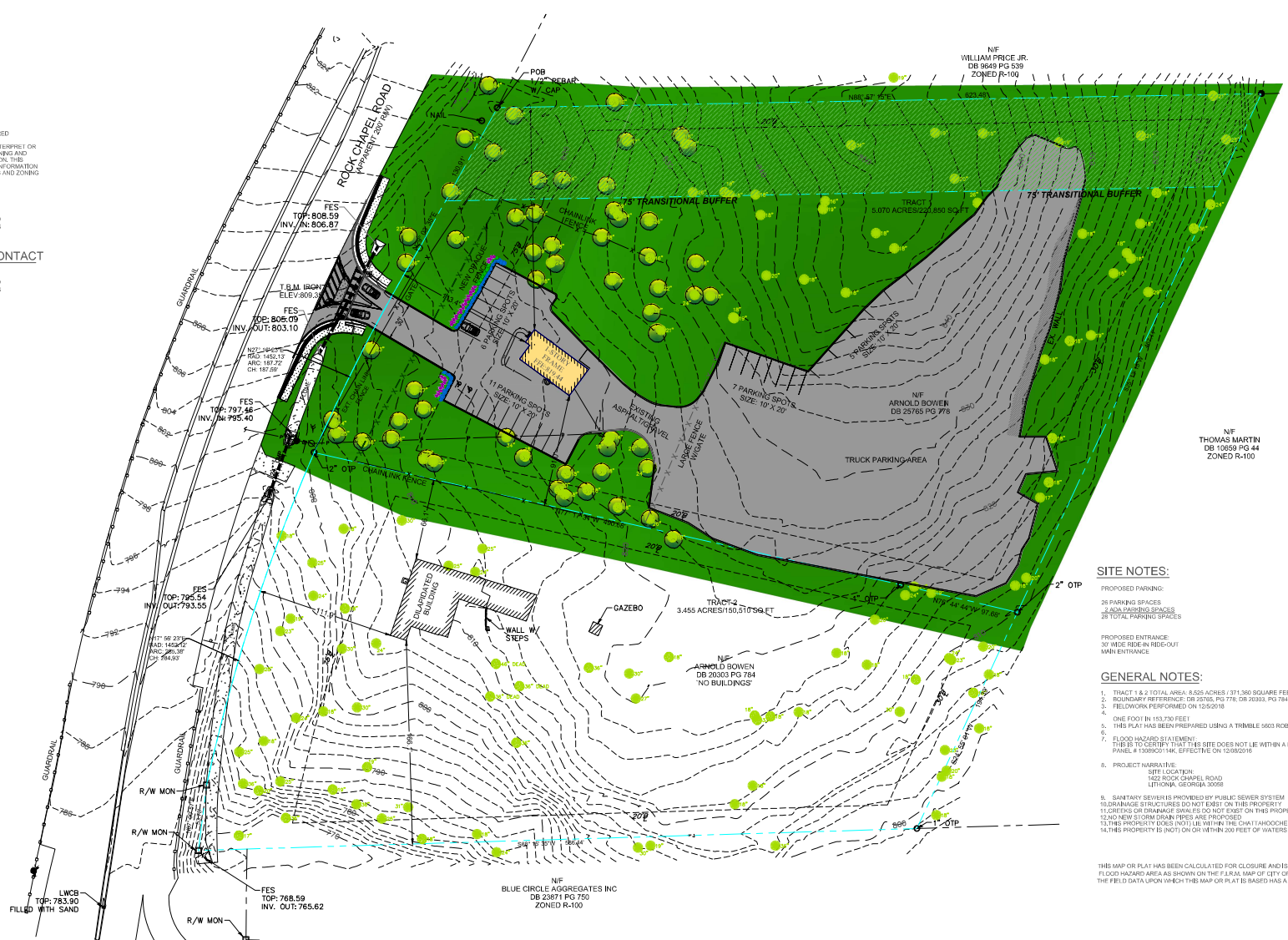
THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSIONS REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM CITY OR COUNTY PLANNING AND ZONING DEPARTMENTS.

**OWNER**

VINCENT BEDWARD  
1422 ROCK CHAPEL ROAD  
LITHONIA, GEORGIA 30058

**BUILDER /  
24 HR. EMERGENCY CONTACT**

VINCENT BEDWARD  
1422 ROCK CHAPEL ROAD  
LITHONIA, GEORGIA 30058  
404-227-6942



**SITE NOTES:**

- PROPOSED PARKING:
  - 26 PARKING SPACES
  - 2 ADA PARKING SPACES
  - 28 TOTAL PARKING SPACES
- PROPOSED ENTRANCE:
  - 30' WIDE SIDE-ON DRIVE-ON MAIN ENTRANCE

**GENERAL NOTES:**

- TRACT 1 & 2 TOTAL AREA: 8,625 ACRES / 371,369 SQUARE FEET
- BOUNDARY REFERENCE: DB 25765, PG 776; DB 26333, PG 784
- FIELDWORK PERFORMED ON 12/5/2018
- ONE FOOT IN 165,790 FEET
- THIS PLAN HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION
- FLOOD HAZARD STATEMENT: THIS SITE IS LOCATED IN AN AREA THAT IS NOT WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. MAP OF CITY OF LITHONIA AS SHOWN ON THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A CLOSURE PRECISION OF 0.02 FEET.
- PROJECT NARRATIVE: SEE LOCATION: 1422 ROCK CHAPEL ROAD, LITHONIA, GEORGIA 30058
- SANITARY SEWERS PROVIDED BY PUBLIC SEWER SYSTEM
- DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY
- EXISTING OR DRAINAGE SWALES DO NOT EXIST ON THIS PROPERTY
- 12,000 NEW STORM DRAIN PIPES ARE PROPOSED
- THIS PROPERTY DOES NOT LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
- THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE

**ROCK CHAPEL LANDSCAPES**

RENDERING PREPARED FOR:  
VINCENT BEDWARD  
LAND LOT 189, 16TH DISTRICT  
1422 ROCK CHAPEL ROAD  
LITHONIA, GEORGIA 30058

LEGAL DESCRIPTION

1422 Rock Chapel Road

All that tract or parcel of land lying and being and land lot 189 of the 16<sup>th</sup> District of DeKalb County, Georgia and being more particularly described as follows:

Begin at the point formed by the intersection of the Southeastern right of way of Rock Chapel Road (200' apparent r/w) and the Northern Land Lot Line of Land Lot 189; said point being the POINT OF BEGINNING;

thence along the Northern Land Lot Line of Land Lot 189: North 88 degrees 57 minutes 15 seconds East a distance of 623.48 feet to a point;

thence South 25 degree 13 minutes 15 seconds West a distance of 467.44 feet to a point;

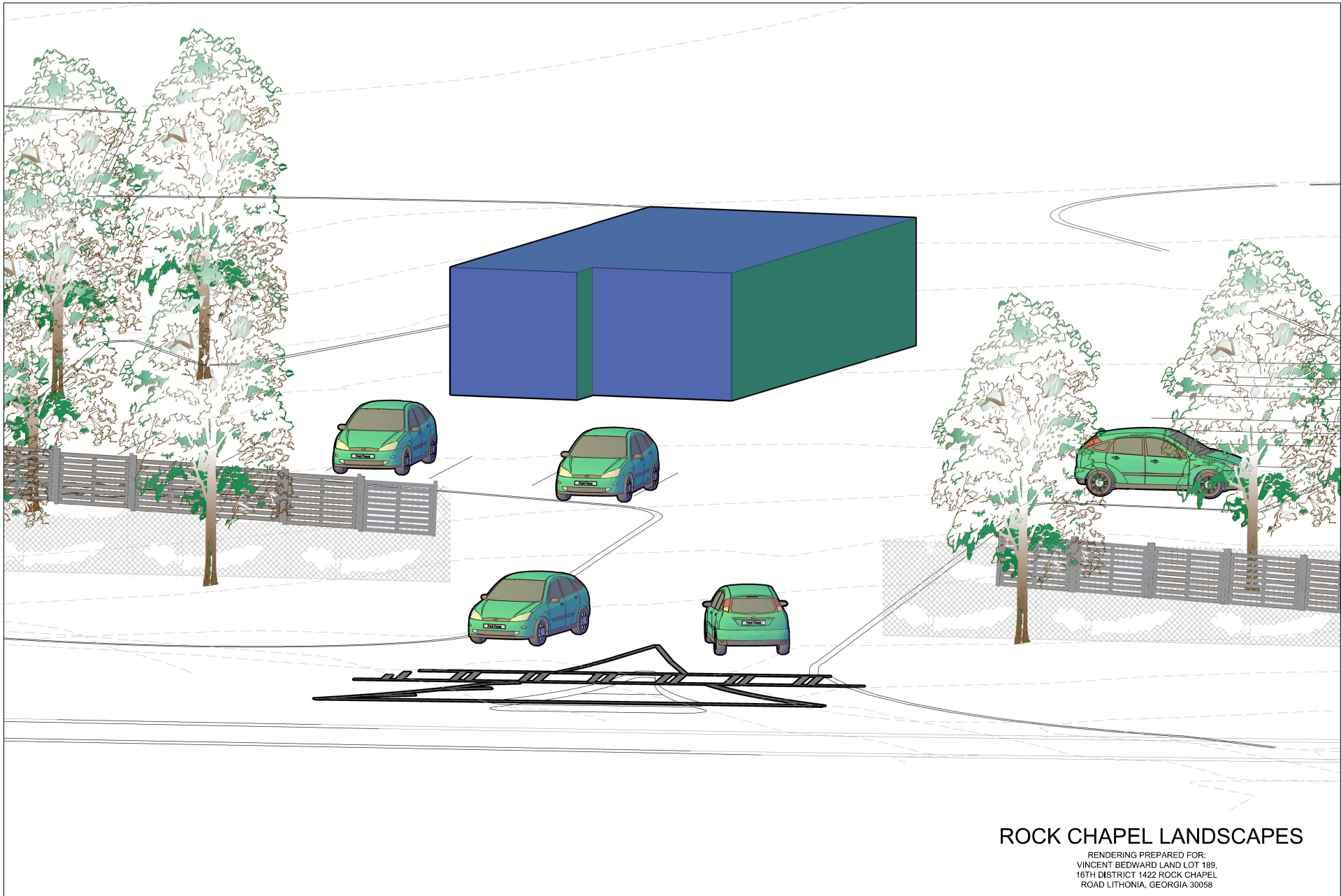
thence North 76 degrees 44 minutes 44 seconds West a distance of 97.68 feet to a point;

thence North 77 degrees 17 minutes 31 seconds West a distance of 490.68 feet to a point on the right-of-way of Rock Chapel Road;

thence along said right-of-way on a curve to the left an arc distance of 187.72 feet being subtended by a chord distance of 187.59 feet, a bearing of North 27 degrees 16 minutes 23 seconds East and a radius of 1,452.13 feet to a point;

thence North 29 degrees 03 minutes 35 seconds East a distance of 130.91 feet to a point; and the POINT OF BEGINNING.

Said tract containing 220,850 square feet (5.070 acres) as shown on rezoning exhibit survey prepared for Vincent Beward Persiah G by Boundary Zone, Inc. dated December 12, 2018.



## ROCK CHAPEL LANDSCAPES

RENDERING PREPARED FOR:  
VINCENT BEDWARD LAND LOT 189,  
16TH DISTRICT 1422 ROCK CHAPEL  
ROAD LITHONIA, GEORGIA 30058



Shauna Edwards &lt;ngpermitting@gmail.com&gt;

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## Pre-submittal Community Meeting Invite (District 5/7)- Dec 21, 2022 @ 6:30 PM Land Use Amendment and Rezoning

1 message

---

**Shauna Edwards** <ngpermitting@gmail.com>

Sun, Dec 4, 2022 at 2:33 PM

To: dennisallen05@comcast.net, kbarksdal22@gmail.com, SamsonBurrell@yahoo.com, dstbc@bellsouth.net, janrcostello@gmail.com, marshallenglishsr@yahoo.com, E7hubbard@gmail.com, mstonya@earthlink.net, hlove1223@aol.com, oneiloooo4@comcast.net, konceptatlanta@bellsouth.net, perry\_leona@bellsouth.net, dpriestbrown@bellsouth.net, w\_duane\_williams@yahoo.com

Cc: BYNCORP BYNCORP <byncorpmgmt@gmail.com>

**DATE:** 12/3/2022**TO:** District 5 and 7 Community Council**FROM:** Land Engineering and Surveying Inc. on behalf of Owner, Persiah Bedward and Arnold Bowen**RE:** Community Meeting - Rezoning from Residential ( R-100) to Light Industrial (M); Land Use Amendment from Suburban (SUB) to Light Industrial (LIND).

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This is to inform you that there will be a proposal for a land use amendment and rezoning for property located at 1422 and 1450 Rock Chapel Road, Lithonia GA 30058. The proposed land use amendment and rezoning is to allow for a landscaping company. A virtual community meeting will be held on December 21, 2022, at 6:30 pm – 7:30 pm to discuss our proposal. Meeting will be conducted via zoom, please see the details below. Please note you can join by video conferencing, or you can also dial-in by phone using the information given below.

### Join Zoom Meeting

<https://us06web.zoom.us/j/87581330258?pwd=RWt1bGFOL1J2azNtUnlDT1NDbWttdz09>

**Meeting ID:** 875 8133 0258**Passcode:** 1422**Dial by your location** +1 929 205 6099

Please email [ngpermitting@gmail.com](mailto:ngpermitting@gmail.com) or call [770-765-3524](tel:770-765-3524) to register for the meeting before the scheduled meeting date. Please feel free to contact me by email if you have any questions or concerns.

--

Shauna Wilson-Edwards

NextGen Permitting, LLC

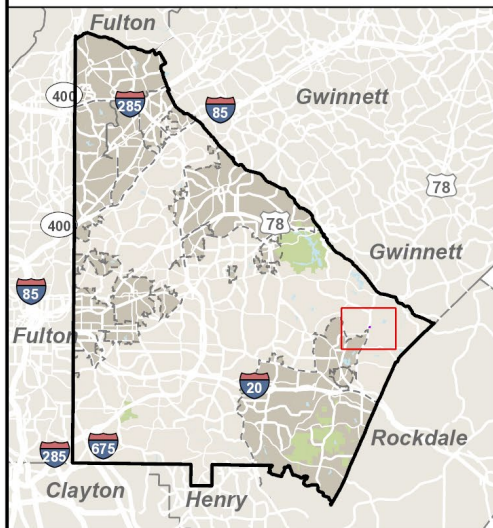
Phone #: 401-556-0903

<https://www.nextgenpermitting.com/>



NEXTGEN PERMITTING  
Building Partnerships

**Land Use Cases 2023**  
**N1: LP-23-1246239 &**  
**N3: LP-23-1246240**  
**Proposed Boundary Map**



Map Prepared by:  
Long Range Planning  
DeKalb County Planning and  
Sustainability Department

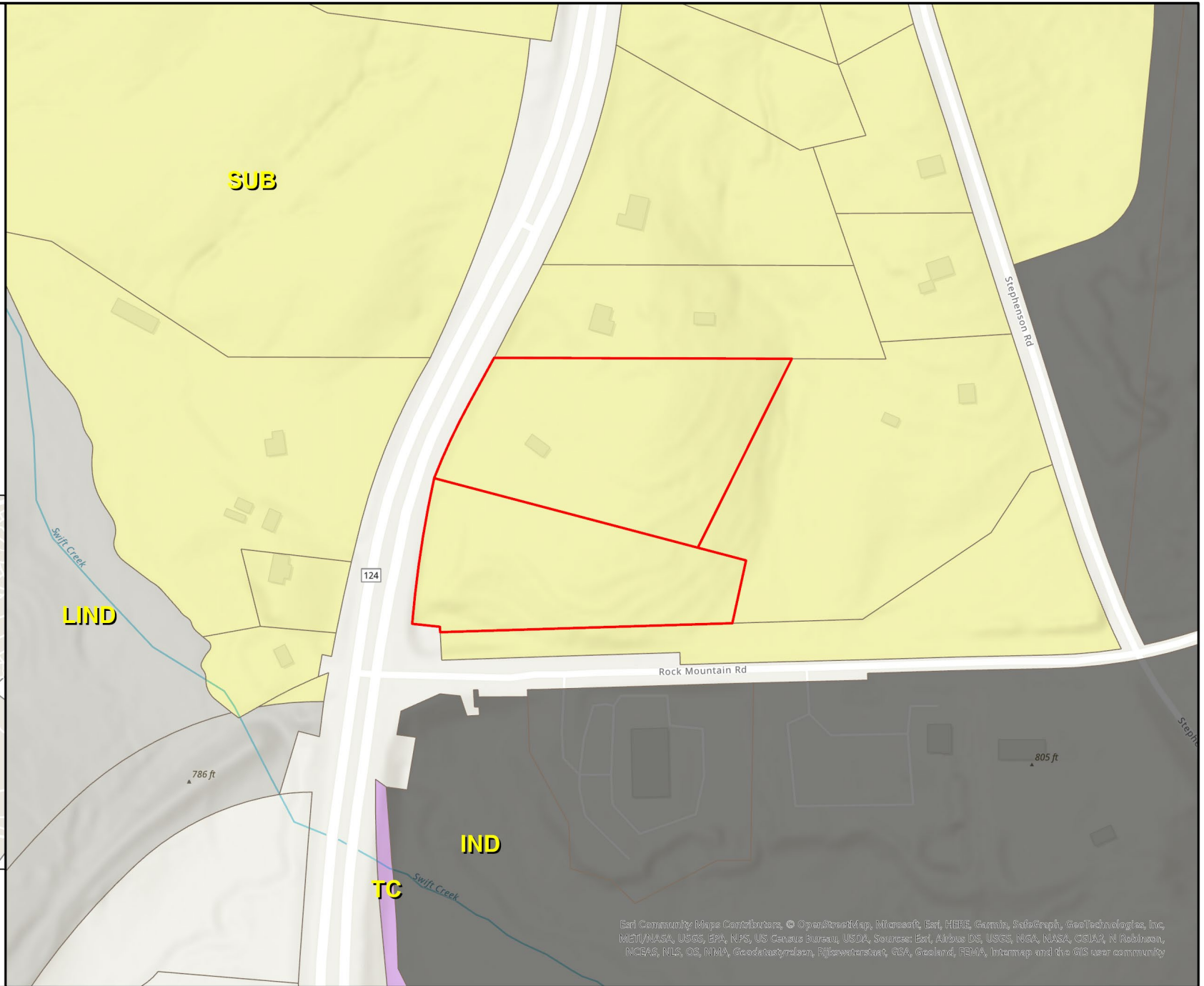
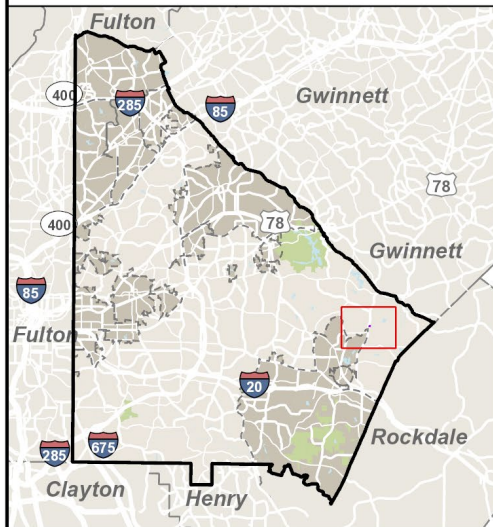




**Land Use Cases 2023**  
**N1: LP-23-1246239 &**  
**N3: LP-23-1246240**  
**Proposed Boundary Map**

LANDUSE

- IND
- LIND
- SUB
- TC









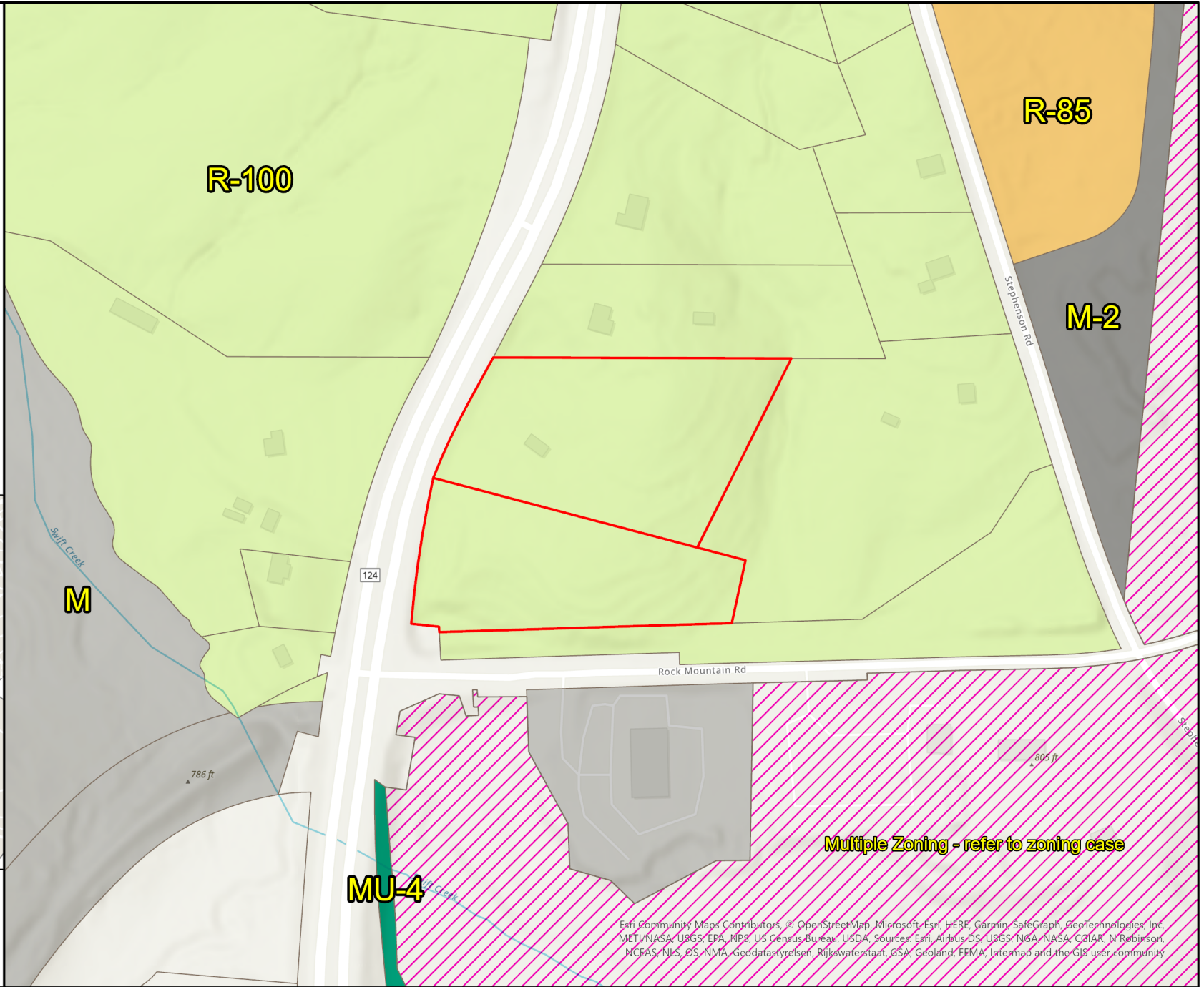
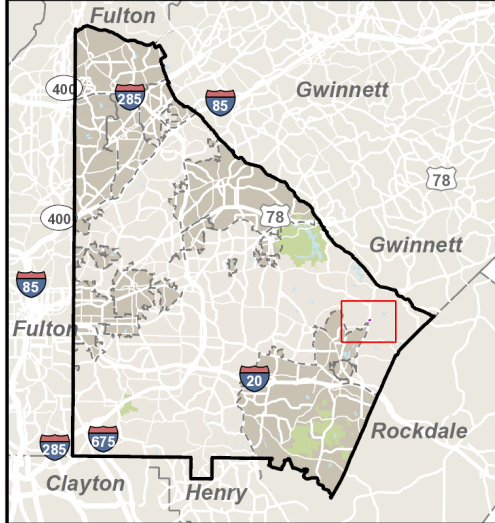
Map Prepared by:  
**Long Range Planning**  
**DeKalb County Planning and**  
**Sustainability Department**



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**Land Use Cases 2023**  
**N1: LP-23-1246239 &**  
**N3: LP-23-1246240**  
**Proposed Boundary Map**

- ZONING
-  M
  -  M-2
  -  MultiZone
  -  MU-4
  -  R-100
  -  R-85



Multiple Zoning - refer to zoning case

Map Prepared by:  
**Long Range Planning**  
**DeKalb County Planning and**  
**Sustainability Department**



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