



DeKalb County Department of Planning & Sustainability

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**Planning Commission Hearing Date: March 06, 2018, 6:30 P.M.
Board of Commissioners Hearing Date: March 27, 2018, 6:30 P.M.**

STAFF ANALYSIS

Case No.: 2017-1486/ Z-18-21931 **Agenda #:** D.3

Location/Address: The west side of South Deshon Road, across from Deshon Ridge Drive at 1135 South Deshon Road, Lithonia Georgia. **Commission District:** 4 **Super District:** 7

Parcel ID: 16-130-01-004

Request: To rezone property from R-100 (Residential Medium Lot) District to R-60 (Residential Small Lot) District to develop a 44-lot single-family detached residential subdivision.

Property Owners: Leada Abushawareb

Applicant/Agent: Gail Mooney

Acreage: 13.66 Acres

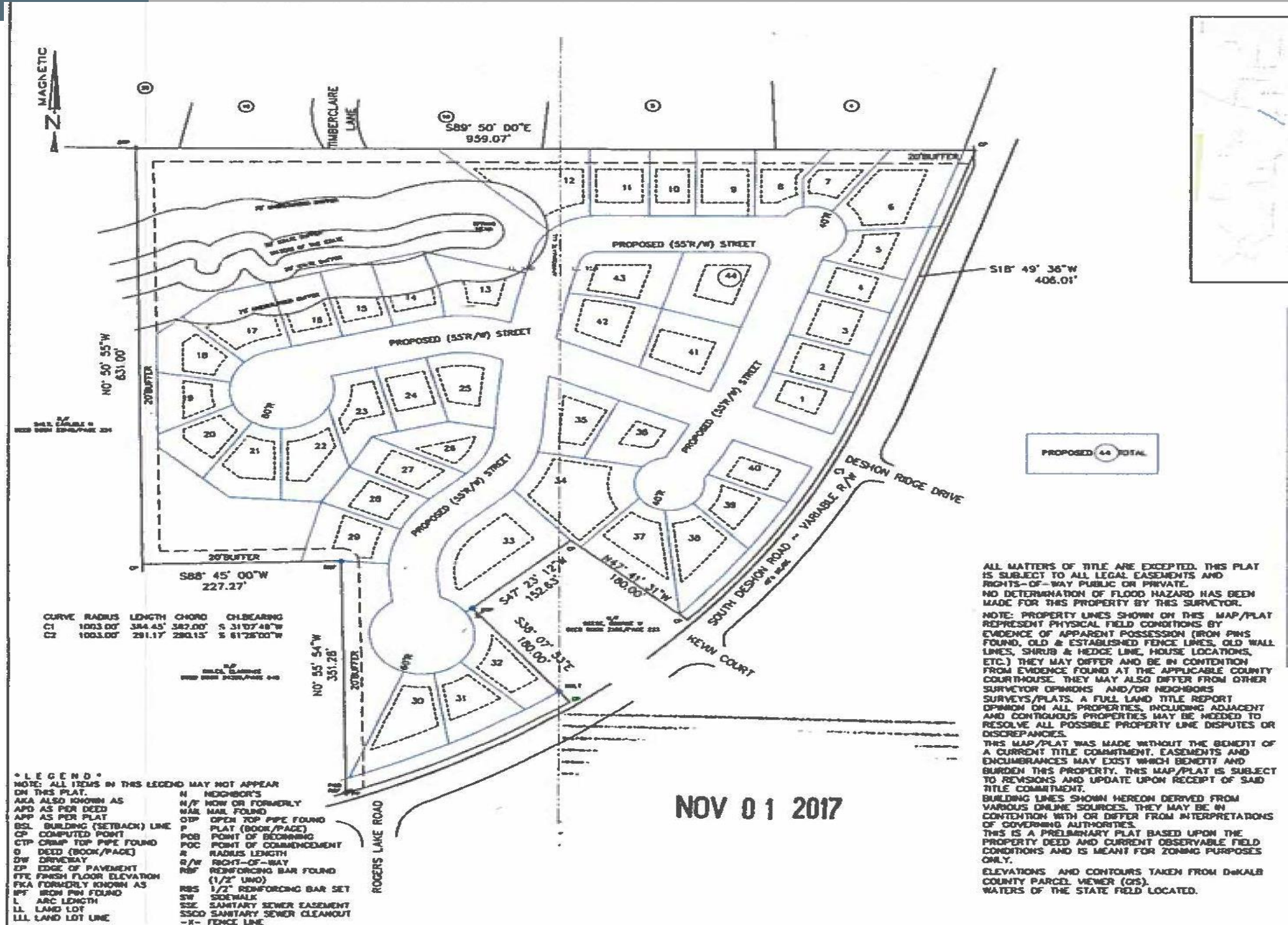
Existing Land Use: Undeveloped

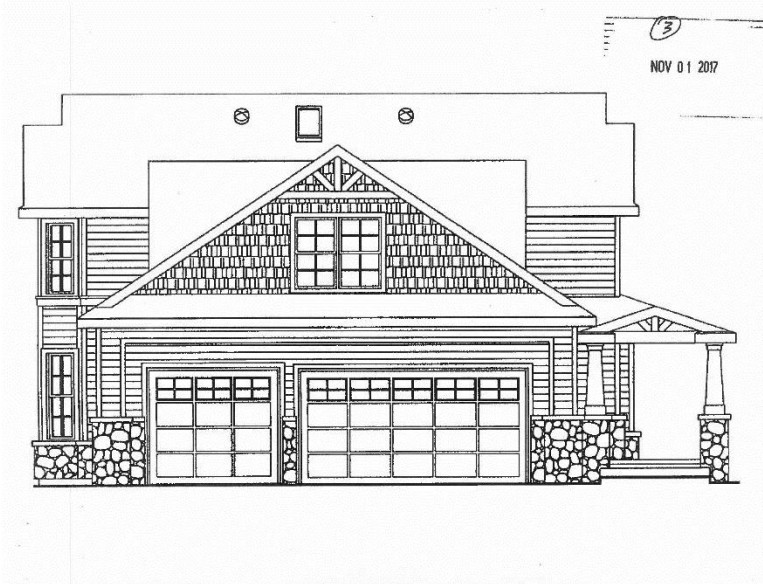
Surrounding Properties: Single-Family Detached Residences & Subdivisions

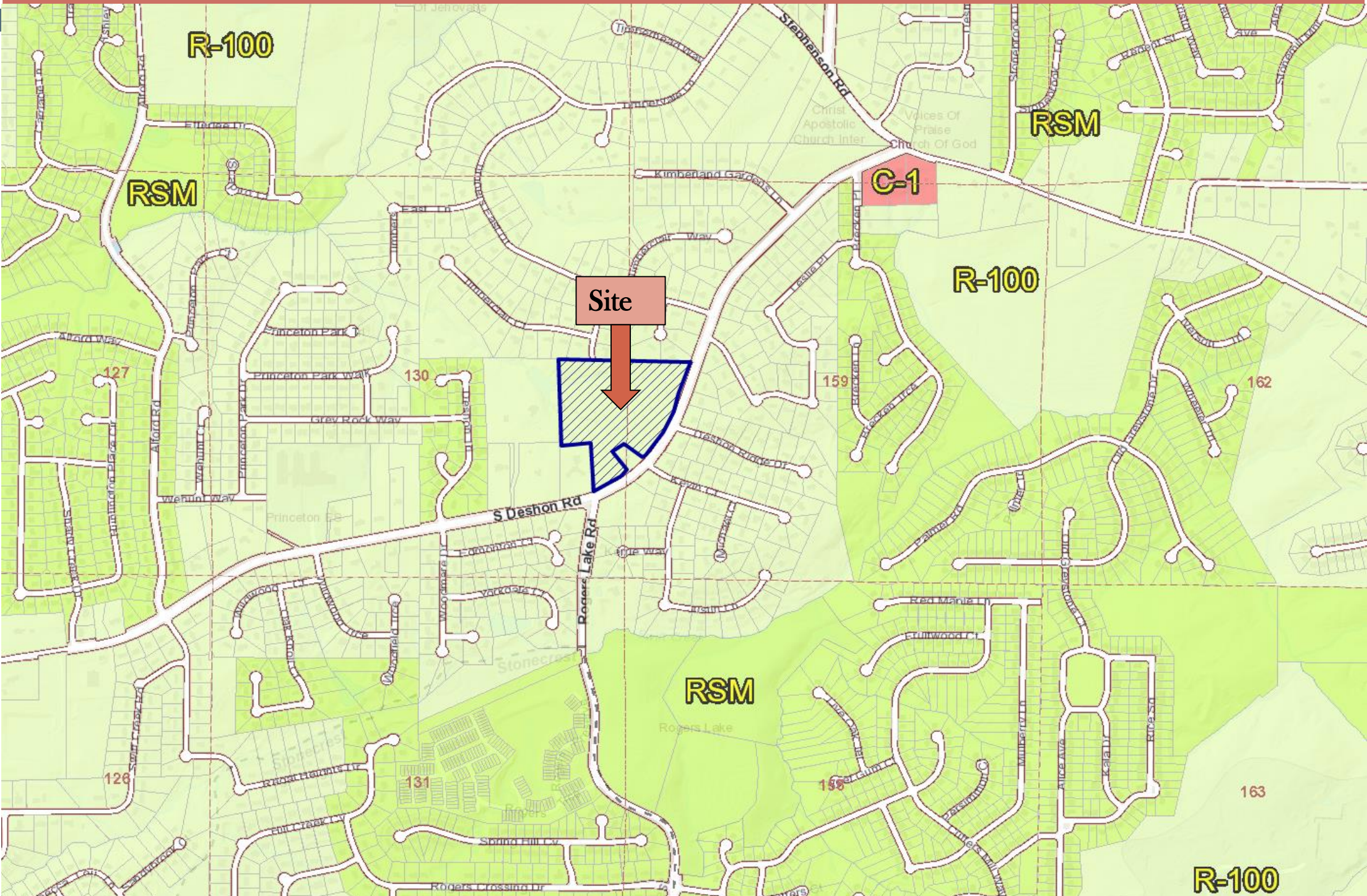
Adjacent & Surrounding Zoning: North, South, West & East: R-100 (Residential Medium Lot) District

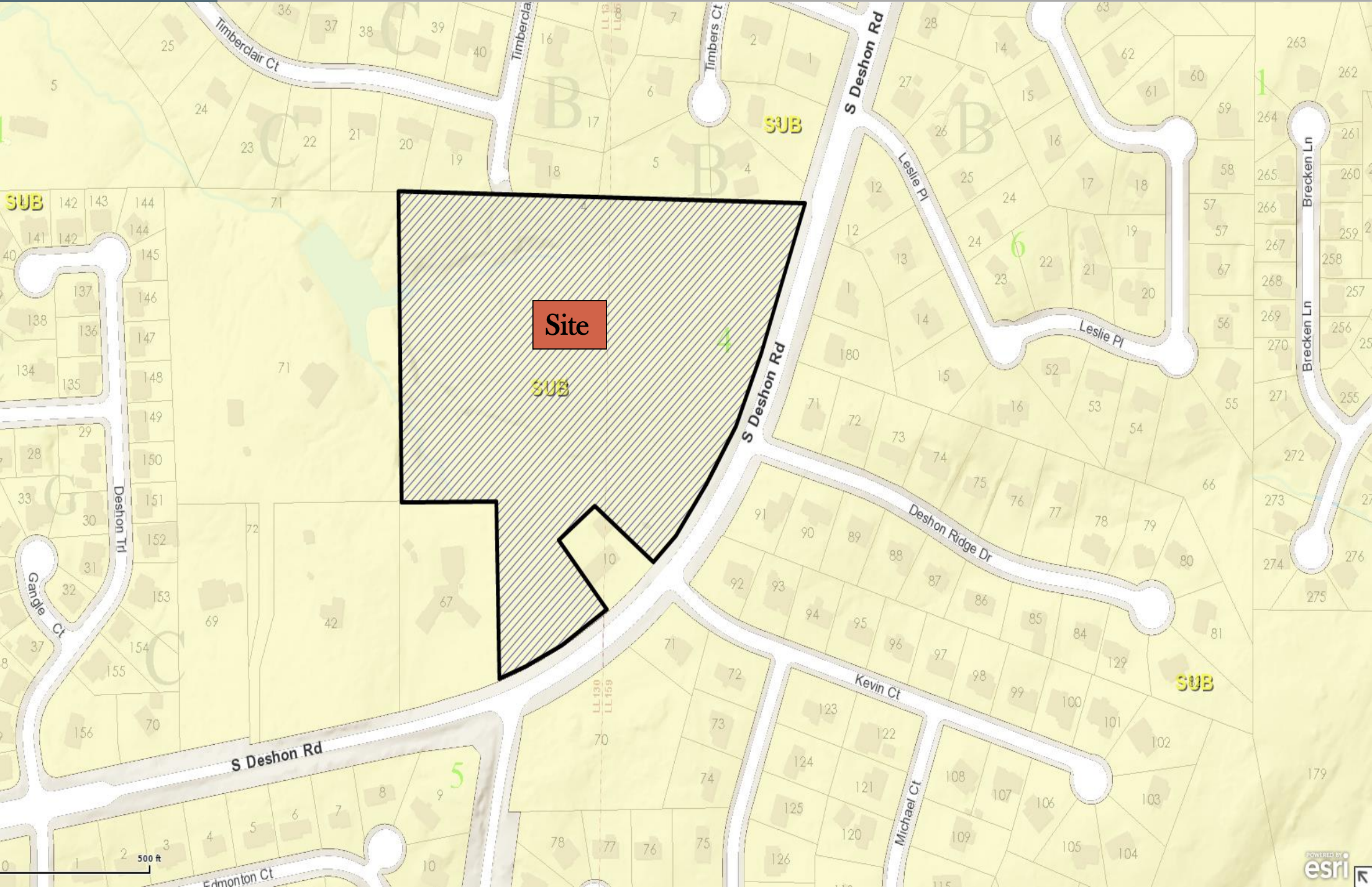
Comprehensive Plan: Suburban (SUB) Consistent X

Proposed Building Square Feet: Minimum 1,200 square feet per lot	Existing Building Square Feet: N/A
Proposed Lot Coverage: Lots shall not exceed 35%	Existing Lot Coverage: N/A











Site

S. Deshon Road

S. Deshon Road

500 ft

1

4

5

6

C

B

B

B

A

C

