



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500
 Decatur, GA 30030
 (404) 371-2155 / plandev@dekalbcountyga.gov

Planning Commission Hearing Date: September 06, 2018, 6:30 P.M.
Board of Commissioners Hearing Date: September 25, 2018, 6:30 P.M.

STAFF ANALYSIS

Case No.: LP-18-1235115 **Agenda #:** N.13

Location/Address: 6166 Memorial Dr. Stone Mountain, GA 30083 **Commission District:** 4 **Super District:** 7

Parcel ID(s): 18-091-01-029

Request: To allow a land use amendment from SUB (Suburban) to CRC (Commercial Redevelopment Corridor) to allow major auto repair. The property is located on the northwest side of Memorial Drive, approximately 1,887 feet east of North Hairston Road at 6166 Memorial Drive in Stone Mountain, Georgia. The property has approximately 100 feet of frontage along Memorial Drive and contains 1 acres.

Property Owner(s): Aria Todd Properties LLC

Applicant/Agent: Aria Todd Properties LLC

Acreage: 1.0 acres

Existing Land Use: Suburban

Adjacent Land Use: **North:** Suburban & Commercial Redevelopment Corridor **South:** Commercial Redevelopment Corridor **East:** Commercial Redevelopment Corridor Suburban **West:** Commercial Redevelopment Corridor **Northeast:** Commercial Redevelopment Corridor **Northwest:** Commercial Redevelopment Corridor

Comprehensive Plan: **Southeast:** Commercial Redevelopment Corridor & Suburban **Southwest:** Commercial Redevelopment Corridor

SUB (SUBURBAN) : **Consistent** **Inconsistent**

Proposed Density: No units/ 1.0 acre	Existing Density: No units/ 1.0 acre
Proposed Units/Square Footage: units/ s.f. non-residential N/A	Existing Units: 0

Land Use Analysis :



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

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

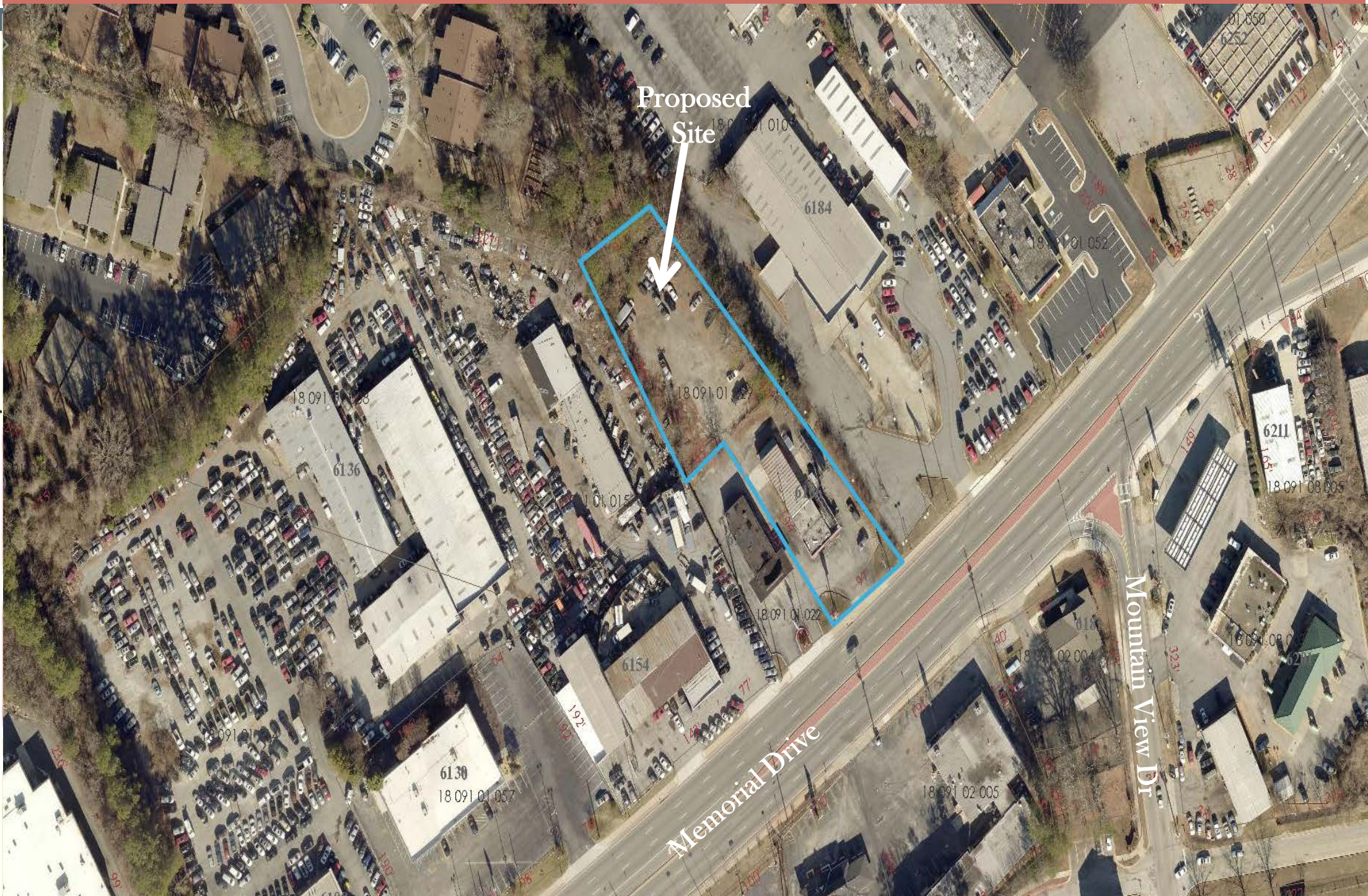
Application No LP-18-1235115 Date Received: _____
Applicant's Name Aria+Todd Properties llc E-Mail autosport@bellsouth.net
Applicant's Mailing Address 6154 Memorial Dr. Stone Mountain Ga 30083
Applicant's Daytime Phone# (770)498-2300 Fax# (770)498-2304

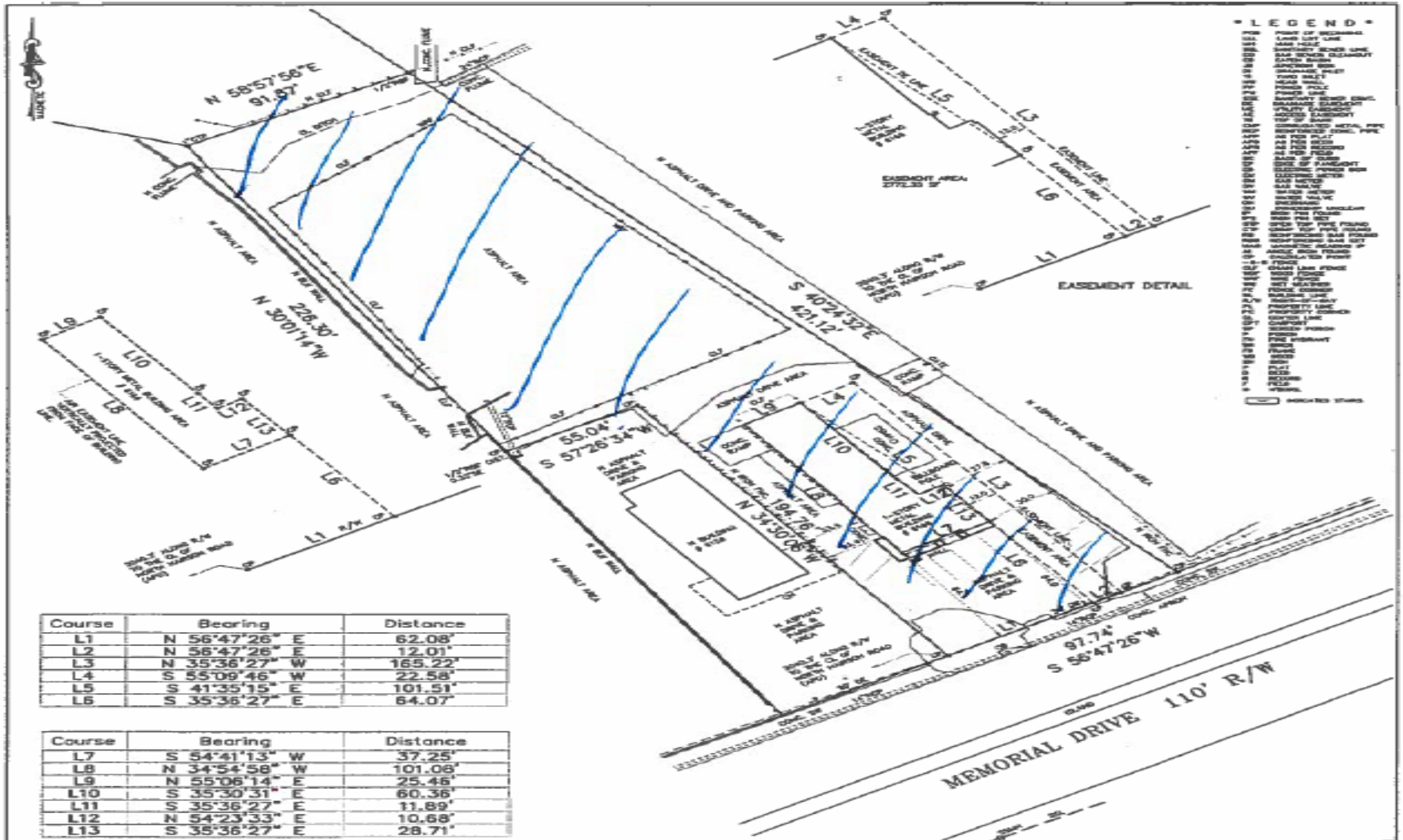
If more than one owner, attach information for each owner as Exhibit "A"

Owner's Name: _____ E-Mail _____
Owner's Mailing Address NA
Owner's Daytime Phone # _____ Fax # _____

Address/Location of Subject Property 6166 Memorial Dr. Stone Mountain Ga 30083
Parcel ID# 18-0910129 Acreage 1 acre
Commission District 4+7
Present Zoning District C-1 Proposed Zoning District C-2
Present Land Use Designation SUB
Proposed Land Use Designation CR4
Current Zoning Classification(s) C1







Course	Bearing	Distance
L1	N 56°47'26" E	62.08'
L2	N 56°47'26" E	12.01'
L3	N 35°36'27" W	165.22'
L4	S 55°09'46" W	22.58'
L5	S 41°35'15" E	101.51'
L6	S 35°36'27" E	64.07'

Course	Bearing	Distance
L7	S 54°41'13" W	37.25'
L8	N 34°54'58" W	101.06'
L9	N 55°06'14" E	25.46'
L10	S 35°30'31" E	60.36'
L11	S 35°36'27" E	11.89'
L12	N 54°23'33" E	10.68'
L13	S 35°36'27" E	28.71'

SURVEY NOTES:
 1. SCHOOL SAVING SCHEMES AND OTHER SIMILAR INTERESTS MAY HAVE BEEN PAID OR OBTAINED FROM THE OFFICE OF RECORDS AND DEEDS AS SHOWN THEREIN AND BASED ON ABOVE ASSUMED THAT THE OFFICE OF RECORDS AND DEEDS HAS THE CORRECT RECORDS. THE SURVEYOR HAS NOT CONDUCTED ANY FIELD RESEARCH TO VERIFY THE ACCURACY OF THE RECORDS. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER INTERESTS OR ENCUMBRANCES. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER INTERESTS OR ENCUMBRANCES. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER INTERESTS OR ENCUMBRANCES.

PROPERTY ADDRESS:
 8166 MEMORIAL DRIVE
 ATLANTA, GA 30063

LAND AREA:

PLAT PREPARED FOR:
SWE HOMES, LP

LOT	BLOCK
SUBDIVISION	UNIT
LAND LOT #1	18TH DISTRICT SECTION
DEKALB COUNTY, GEORGIA	
DICK SPRENGER, 222 US 10111 L. SPRENGER ROAD, DICK SPRENGER, GA 30034	

(Signature)
 (Professional Seal)
 SURVEYOR