



DeKalb County Department of Planning & Sustainability

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

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

STAFF ANALYSIS

Case No.:	LP-18-1235068	Agenda #: N.20
Location/Address:	2018 Rock Chapel Road	Commission District: 5 Super District: 7
Parcel IDs:	16 166 01 004	
Request:	To amend the Land Use Plan Map from Suburban (SUB) to Light Industrial (LIND)	
Property Owner(s):	Paul Hue	
Applicant/Agent:	Paul Hue	
Acreage:	4.8 acres.	
Existing Land Use:	Suburban (SUB)	
Surrounding Properties:	Suburban (SUB) & Light Industrial (LIND) – Industrial property is in City of Stonecrest	
Adjacent Zoning:	North: R-85 (SUB) South: R-85 (SUB) East: R-85 (SUB) West: M (LIND) Northeast: R-85 (SUB) Northwest: M (LIND) Southeast: R-85 (SUB) Southwest: R-85 (SUB)	
Comprehensive Plan:	<input type="checkbox"/> Consistent <input checked="" type="checkbox"/> Inconsistent	
Proposed Density: N/A	Existing Density: 2 du, 2 accessory structures	
Proposed Units/Square Ft.: 1 office/garage	Existing Units/Square Feet: N/A	
Proposed Lot Coverage: N/A	Existing Lot Coverage: N/A	

Companion Application:

The applicant has filed a companion application (Z-18-1235067) to amend the zoning of the subject property from R-85 (Single-family residential) to M-2 (Heavy Industrial).

STAFF RECOMMENDATION:

SUBJECT PROPERTY AND SURROUNDING AREA

PROPOSED PROJECT



Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

APPLICATION TO AMEND COMPREHENSIVE LAND USE PLAN
OF DEKALB COUNTY, GEORGIA

Application No.: LP-18-1235068 Date Received: 7/5/18

Applicant's Name: Paul Hue E-Mail: lcristowing@gmail.com

Applicant's Mailing Address: 4428 Quinton Hill Ct. Snellville GA 30039

Applicant's Daytime Phone #: 770-912-9035 Fax: _____

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

Owner's Name: Same as above E-Mail _____

Owner's Mailing Address _____

Owner's Daytime Phone # _____ Fax: _____

Address/Location of Subject Property: 2018 Rock Chapel Rd, Lithonia GA

District(s): _____ Land Lot(s): 166 Block(s): _____ Parcel(s): _____

Acreage: _____ Commission District(s): _____

Current Land Use Designation: SUB Proposed Land Use Designation: LIND

Current Zoning Classification(s): R85

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.
- III. 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
- IV.

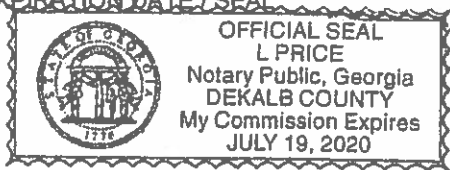
If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

- 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.

[Signature]
NOTARY
7/19/2020
EXPIRATION DATE/SEAL

[Signature]
SIGNATURE OF APPLICANT
Check One: Owner _____ Agent _____
7/28/18
DATE



LEGAL DESCRIPTION OF PROPERTY

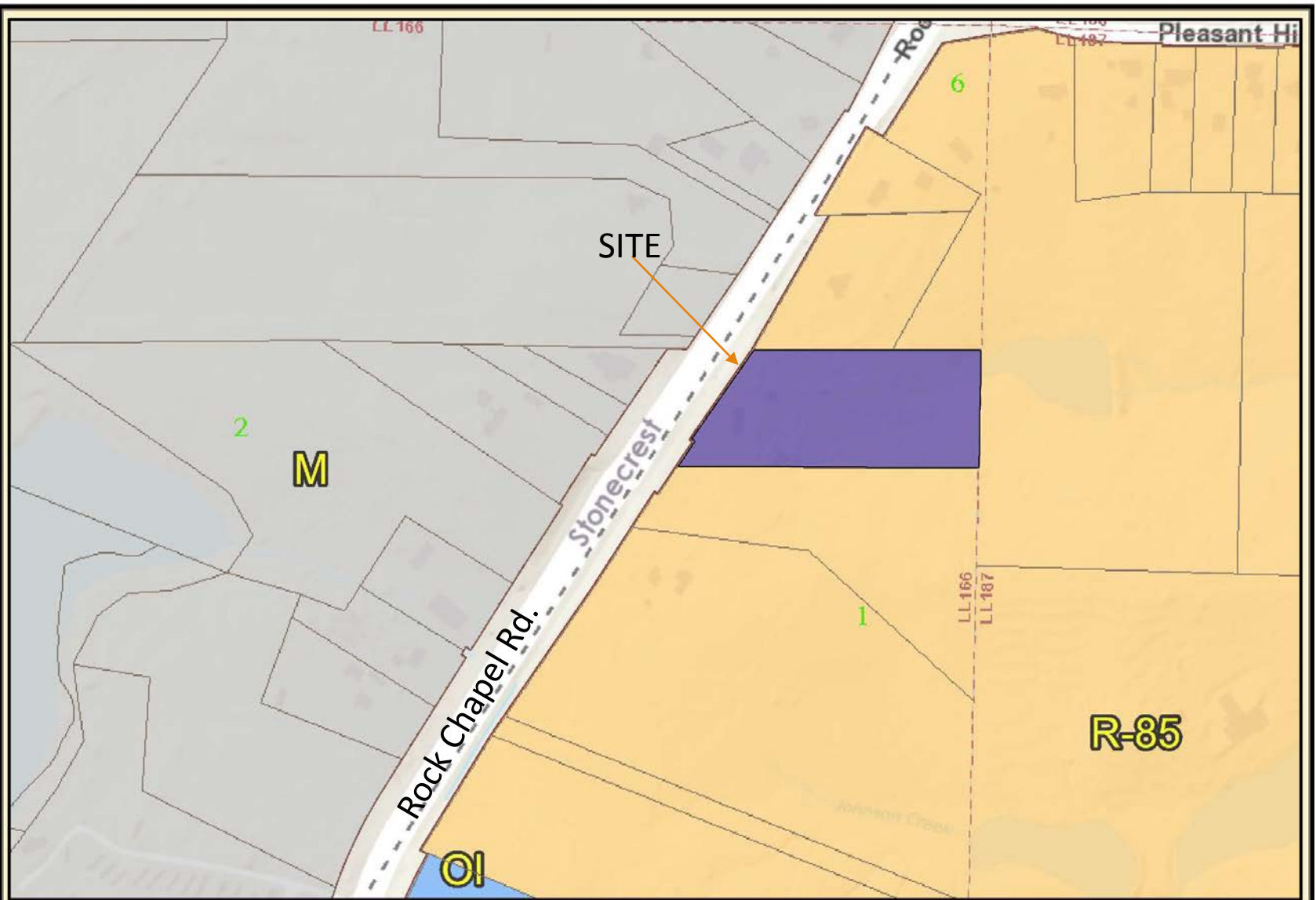
ALL THAT TRACT OR PARCEL OF LAND lying and being in land Lot 166 of the 16th District of DeKalb County, Georgia, containing 5.00 acres, more or less and described as follows:

BEGINNING at a corner on the East side of Lithonia and Rock Chapel or Rockbridge Road, 23.5 feet South of large boulder; thence N 88 degrees 30 minutes E, 640 feet to northeast corner on original line of land lot No. 166; thence S 1 degree 30 minutes E, 305 feet along the east line of said land lot to a corner; thence S 88 degrees 30 minutes W, 800 feet to right of way of rock Chapel Road; thence N 30 degrees 00 minutes E along right of way of Rock Chapel Road, 353 feet to beginning corner.

TAX ID 16-166-01-004

TO HAVE AND HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any ways, have, claim or demand any right or title to said premises or appurtenances, or rights thereof.

Current physical address being; 2018 Rock Chapel Road, Lithonia Georgia 30058.



LP-18-1235068 Zoning Map

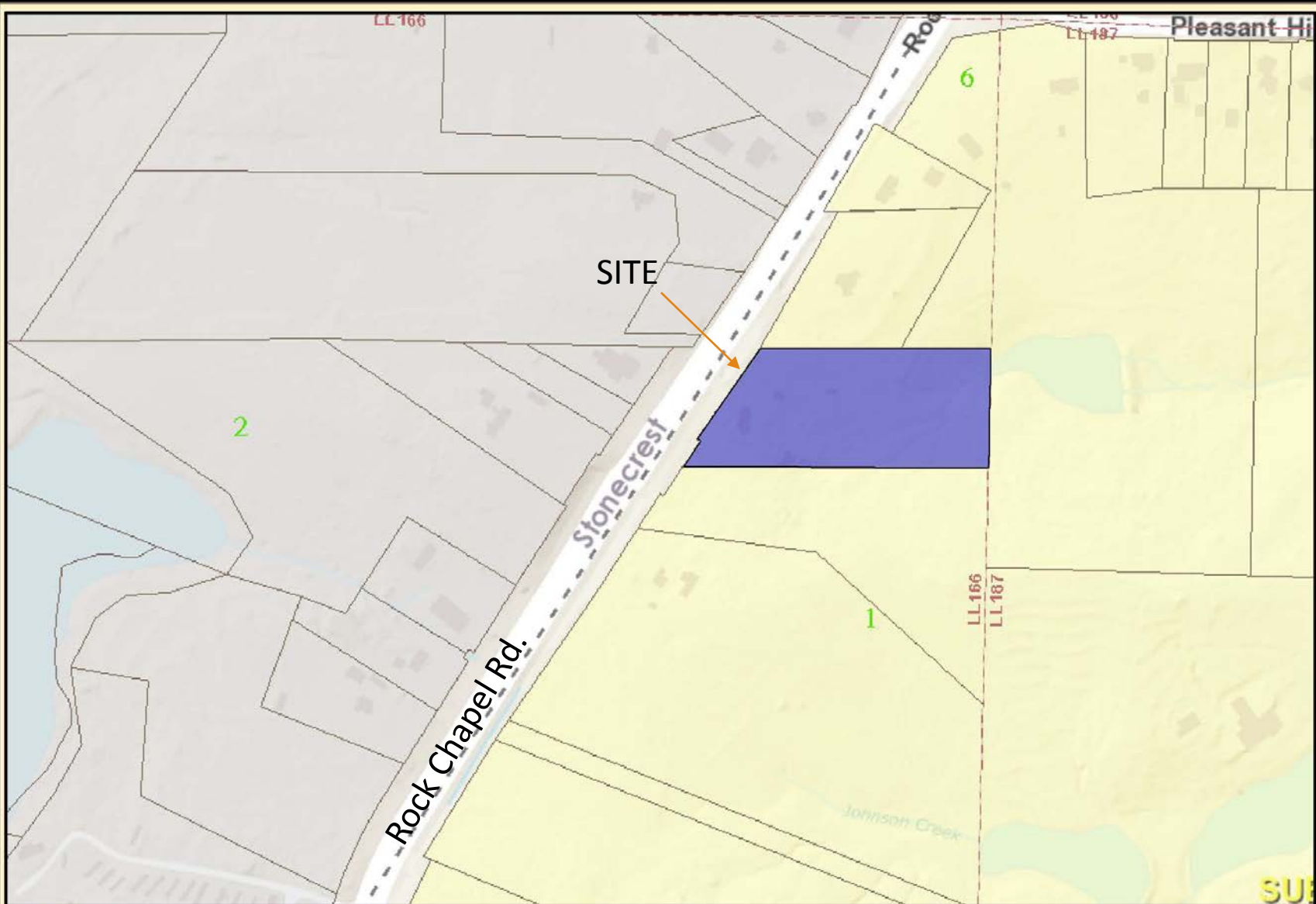


Date Printed: 8/2/2018



DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



LP-18-1235068 Land Use Map



Date Printed: 8/2/2018



DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



SITE

Rock Chapel Rd.



LP-18-1235068 Aerial Map



Date Printed: 8/2/2018



DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits; whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.