



# DeKalb County Government

Manuel J. Maloof Center  
1300 Commerce Drive  
Decatur, Georgia 30030

## Agenda Item

**File #:** 2018-2404

9/25/2018

**File Status:** Preliminary Item

**Public Hearing:** YES  NO

**Department:** Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** 5 & 7

N19. Paul Hue Land Use Amendment, LP-18-1235068

**PETITION NO:** LP-18-1235068

**PROPOSED USE:** Towing Company w/ Accessory Auto Repair

**LOCATION:** 2018 Rock Chapel Road

**PARCEL NO.:** 16 166 01 004

**INFORMATION CONTACT:** Marian Eisenberg

**PHONE NUMBER:** 404-371-4922

**PURPOSE:**

Application to amend the Future Land Plan Map from Suburban (SUB) to Light Industrial (LIND) for the establishment of a Towing Company with accessory Auto Repair. The property is located on east side of Rock Chapel Road, approximately 975 feet south of Pleasant Hill Road, at 2018 Rock Chapel Road, Lithonia. The property has approximately 358 feet of frontage along Rock Chapel Road and contains 4.8 acres.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** DENIAL

**PLANNING COMMISSION:** APPROVAL w/ CONDITIONS

**PLANNING STAFF:** DENIAL

**PLANNING STAFF ANALYSIS:** 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. These areas consist of areas used in low intensity manufacturing, including wholesale trade, and distribution activities that do not generate excessive noise, vibration, air pollution or other nuisance characteristics. The proposed site does not meet the intent of the Light Industrial Character Area. Therefore, staff's recommendation for this application is 'Denial'.

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**PLANNING COMMISSION VOTE: Approval w/Conditions 7-1-0.** M. Butts moved, P. Womack, Jr. seconded for approval with Staff's conditions. E. Patton opposed.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: DENIAL 5-2-2**



**DeKalb County Department of Planning & Sustainability**

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 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**

<b>Case No.:</b>	LP-18-1235068	<b>Agenda #:</b> N.19
<b>Location/Address:</b>	2018 Rock Chapel Road	<b>Commission District:</b> 5 <b>Super District:</b> 7
<b>Parcel IDs:</b>	16 166 01 004	
<b>Request:</b>	To amend the Land Use Plan Map from Suburban (SUB) to Light Industrial (LIND)	
<b>Property Owner(s):</b>	Paul Hue	
<b>Applicant/Agent:</b>	Paul Hue	
<b>Acreage:</b>	4.8 acres.	
<b>Existing Land Use:</b>	Suburban (SUB)	
<b>Surrounding Properties:</b>	Suburban (SUB) & Light Industrial (LIND) – Industrial property is in City of Stonecrest	
<b>Adjacent Zoning:</b>	<b>North:</b> R-85 (SUB) <b>South:</b> R-85 (SUB) <b>East:</b> R-85 (SUB) <b>West:</b> M (LIND) <b>Northeast:</b> R-85 (SUB) <b>Northwest:</b> M (LIND) <b>Southeast:</b> R-85 (SUB) <b>Southwest:</b> R-85 (SUB)	
<b>Comprehensive Plan:</b>	<input type="checkbox"/> <b>Consistent</b>	<input checked="" type="checkbox"/> <b>Inconsistent</b>
<b>Proposed Density:</b> N/A	<b>Existing Density:</b> 2 du, 2 accessory structures	
<b>Proposed Units/Square Ft.:</b> 1 office/garage	<b>Existing Units/Square Feet:</b> N/A	
<b>Proposed Lot Coverage:</b> N/A	<b>Existing Lot Coverage:</b> 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:**

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. These areas consist of areas used in low intensity manufacturing, including wholesale trade, and distribution activities that do not generate excessive noise, vibration, air pollution or other nuisance characteristics.

The proposed site does not meet the intent of the Light Industrial Character Area. Therefore, staff’s recommendation for this application is ‘DENIAL’.

**COMPREHENSIVE PLAN POLICY REFERENCES:**

***Land Use Policies***

**Existing Residential** – Ensure that new development and redevelopment is compatible with existing residential areas. This proposal is not compatible with existing residential areas.

(See Attached Supplemental Land Use Report)

**SUBJECT PROPERTY AND SURROUNDING AREA**

The subject property is located on the east side of Rock Chapel Road approximately 1500 feet south of the intersection of Pleasant Hill Road and Rock Chapel Road. To the West of the property, on the opposite side of Rock Chapel Road, is industrially zoned property within the Incorporated boundary of Stonecrest, Georgia. To the North, East, and South of the subject property is residentially zoned property (R-85).

**PROPOSED PROJECT**

The proposed project is a towing company operation with accessory vehicle repair.

**Attachments:**

1. Department and Division Comments
2. Supplemental Land Use Report
3. Application
4. Site Plan
5. Zoning Map
6. Land Use Plan Map
7. Aerial Photograph
8. Site Photographs

**Case No. LP-18-1235068**  
**Project Name: Paul Hue**

**Existing FLU: Suburban (SUB)**  
**Proposed FLU: Light Industrial (LIND)**

**Staff Recommendation:**  
**Denial**

**Light Industrial Intent** - 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. These areas consist of areas used in low intensity manufacturing, including wholesale trade, and distribution activities that do not generate excessive noise, vibration, air pollution or other nuisance characteristics.

**Light Industrial**

Land Use

Light Industrial

Primary Uses

- Light Industrial Uses
- Manufacturing
- Warehouse / Distribution
- Wholesale / Trade
- Automotive
- Accessory Commercial
- Educational Commercial
- Community Facilities

**Future Land Use Map for Light Industrial**



<b>Project Description</b>	Address: 2018 Rock Chapel Road		
	Owner / Project Name: Paul Hue		
	Use	Square Feet (% of total dev)	Units (if applicable)
	Residential	0%	N/A
	Commercial	80%	1 unit for vehicle repair
	Office	20%	1 unit for business office
	Retail	0%	
	Entertainment	0%	
	Other	0%	
<b>Total</b>	100%	2 units	

**DeKalb County Long Range Planning Division**  
**Supplemental Land Use Report** *(for developments in Light Industrial)*

Light Industrial Character Area Policies <i>(Chapter 7 of the DeKalb County 2035 Comprehensive Plan)</i>	Support to Staff Recommendation			Justification <i>(as needed)</i>
	YES	NO	N/A	
1. <b>Infrastructure</b> - Provide appropriate infrastructure support for industrial development in designated industrial areas.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. <b>Buffer</b> – Protect surrounding areas from the negative impacts of noise and light pollutants.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. <b>Residential Protection</b> - Prohibit the encroachment of industrial uses into established residential areas.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. <b>Environmental Compatibility</b> - Direct development to industrial districts located in areas with compatible soils drainage and other environmental characteristics.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. <b>Zoning Compatibility</b> - Protect existing and zoned undeveloped industrial land from unnecessary intrusion by conflicting land uses.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6. <b>Re-zoning</b> - Minimize the rezoning of light industrial properties to residential uses.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7. <b>Future Designations</b> - Designate specific areas through the use of zoning and other land use tools for industrial development.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. <b>Retrofit</b> - Develop or, where possible, retrofit property planned industrial parks with adequate water, sewer, storm-water, and transportation infrastructure for all component uses at build-out.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. <b>Location of Centers</b> - Locate industrial centers in areas with good access to highways.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
10. <b>Landscaping</b> - Incorporate landscaping and site design to soften or shield views of buildings and parking lots, loading docks, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. <b>Regulations Compatibility</b> - Create and implement zoning and development regulations for industrial uses.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. <b>Truck Routes</b> - Designate truck routes to reduce noise, pollutants and traffic congestion in residential areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is located on a truck route, designated as the Recommended Truck Network in the DeKalb County 2014 Transportation Plan.
13. <b>Access Management</b> - Provide access controls and management standards in compliance with the DeKalb County Transportation Plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
14. <b>Adaptable Reuse</b> - Convert obsolete and empty industrial buildings into multifamily and/or live-work establishments.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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**Impact Analysis**

*(In support of Section 27-7.3.4 of the DeKalb County Code states that the following standards and factors shall govern the review of all proposed amendments to the Official Zoning Map.)*

Questions	Compliant			Comments to support zoning proposal
	YES	NO	N/A	
A. Zoning proposal is in conformity with the policy and intent of the comprehensive plan:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site is located within a designated Suburban Character Area by the 2035 Comprehensive Plan. Suburban designations allow a residential density of up to 8 units per acre and accessory commercial uses.
B. The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
C. The property to be affected by the zoning proposal has a reasonable economic use as currently zoned:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D. The zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E. There are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is currently zoned for single-family residential use and so are adjacent lots. An Industrial use is not compatible with surrounding uses nor with the 2035 Comprehensive Plan.
F. The zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
G. The zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
H. The zoning proposal adversely impacts the environment or surrounding natural resources.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There are topographical issues with the site and a body of water (possible detention pond) east of the site that could be impacted by Industrial Activity.

**Economic Development Analysis**

*(Based on the 2014 DeKalb County Economic Strategic Plan)*

Policies	Compliance with the Strategic Plan			Additional comments that justify staff recommendation
	Yes	No	N/A	
<b>Target Industry and Niches</b> <input checked="" type="checkbox"/> Click here if no Target Industry applies				
<b>Professional and Business Services (PBS)</b>  <input type="checkbox"/> <b>Niche Markets:</b> Entrepreneur-Enabled Businesses, E-commerce, Engineering, Creative Design, Consulting, Accounting, & Marketing <input type="checkbox"/> <b>Criteria:</b> Clean, Sustainable, Creative <input type="checkbox"/> <b>Theme Elements:</b> <ul style="list-style-type: none"> <li>• <i>Job types:</i> knowledge, technical, and innovation workers.</li> <li>• <i>Entrepreneurship.</i> Businesses in this industry are typically small and locally owned. The opportunity for entrepreneurship is high.</li> <li>• <i>Business retention</i> efforts could be expanded to reduce the outflow of businesses and keep them operating within the county.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Supporting Information:</b> Business services are, in their broadest sense, occupations geared toward providing services in the business world. Professional services are those requiring niche educational training, such as architects, engineers, accountants, doctors, and lawyers.  Professional and Business Services (PBS) firms exist both as subsidiary operations for parent firms as well as outsourced third-party service providers. Entrepreneur business services is one of the fastest growing sectors of the US economy.  <b>Relevance to subject property:</b> None
<b>Life Sciences</b> - Services, products, and activities that are broadly related to research, manufacturing and other activities focused upon or utilizing living organisms, with particular attention to activities relating to the maintenance or restoration of health.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Supporting Information:</b> The Life Sciences industry is currently one of the largest in the U.S. economy and is projected to undergo the swiftest growth in employment and wages among all industries over the next ten years.



## DeKalb County Long Range Planning Division Supplemental Land Use Report *(for developments in Light Industrial)*

<input type="checkbox"/> <b>Niche Markets:</b> Biotechnology, Bioinformatics, Proteomics, Health IT, Senior Care Services <input type="checkbox"/> <b>Criteria:</b> Clean, Sustainable, Creative <input type="checkbox"/> <b>Theme elements:</b> <ul style="list-style-type: none"> <li>• Jobs types: knowledge, technical, and innovation workers.</li> <li>• Progression in this industry relies on small businesses that pursue ideas and technological advancements made in the public sector.</li> <li>• As businesses grow, access to larger markets becomes vital.</li> <li>• Retention of existing companies is just as important as business attraction for sustained economic growth.</li> </ul>			<p>Life sciences relies on high levels of scientific and technology research, and therefore depends heavily on research institutions such as universities. Moreover, funding requirements within the industry are substantial, placing companies and entrepreneurs that work within the industry in particular need of readily accessible venture capital, government funding, and other sources of funding.</p> <p><b>Relevance to subject property:</b> None</p>
<p><b>Tourism</b> - Tourism as an industry focuses on destinations, travelers, and the businesses that accommodate those travelers.</p> <input type="checkbox"/> <b>Niche Markets:</b> Cultural Tourism, Bed & Breakfast Inns, Youth Sporting Events, Dynamic Tour Packaging <input type="checkbox"/> <b>Criteria:</b> Green, Sustainable, Creative <input type="checkbox"/> <b>Theme elements:</b> <ul style="list-style-type: none"> <li>• Job types: knowledge and innovation workers as well as semi-skilled workers.</li> <li>• Those with an entrepreneurial passion can enter into this industry, which celebrates creativity and ingenuity.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>Supporting Information:</b> Professions within it include travel agents, event planners, museum curators, archivists, and various supporting occupations. Being that tourism requires travel, the industry is not considered clean. In recent years, however, tourists have begun to turn toward green and other more socially conscious ways to experience their destinations.</p> <p><input checked="" type="checkbox"/> Eco-tourism looks to offset environmental costs associated with travel through environmentally friendly activities and accommodations. In this regard, some parts of the industry could be considered green. Tourism is also creative in that it is the energy, passion, and enriching experience that attract tourists to their destinations.</p> <p><b>Relevance to subject property:</b> None</p>
<p><b>LOGISTICS</b> - the process of planning, implementing, and controlling the efficient flow of goods and services through the supply chain from producer to consumer. Distribution includes all freight carriers (air, trucking, and intermodal) and warehousing.</p> <input type="checkbox"/> <b>Niche Markets:</b> Specialized Freight Trucking, Back Office Support Services, Truck Terminals, Warehouse Distribution. <input type="checkbox"/> <b>Criteria:</b> Sustainable <input type="checkbox"/> <b>Theme elements:</b> <ul style="list-style-type: none"> <li>• Jobs in this industry include knowledge and technical workers as well as semiskilled workers.</li> <li>• As technology and trade regulation continue to evolve, the Logistics industry has great opportunities for entrepreneurs to innovate new and more efficient ways to store and distribute goods.</li> <li>• Retention of DeKalb's Logistics companies will be critical to the continued development of this industry. Many of those companies are located in the Southwest area of the county, where the location advantage is greatest.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>Supporting Information:</b> Until recently, most manufacturing firms coordinated their own warehousing and flow mechanics. Now, these services are often outsourced to develop advanced just-in-time delivery systems. The integration of international trade, logistics, and distribution into one continuous supply chain driven by free trade has put this industry at the forefront of economic growth.</p> <p><input checked="" type="checkbox"/> Logistics and distribution companies that can capture small and medium sized businesses entering the global market will experience above average growth. These are the businesses that DeKalb County is best suited to support because of its proximity to major interstate corridors and transportation hubs as well as its reasonable labor costs.</p> <p><b>Relevance to subject property:</b> None</p>
<p><b>CONSTRUCTION AND SUPPORT TRADES (CST)</b> - Construction is the creation or improvement of man-made structures. It can include residential, commercial, and industrial building construction, or civil construction, which encompasses infrastructure and utilities.</p> <input type="checkbox"/> <b>Niche Markets:</b> Construction Materials Manufacturing, Contracting, Homebuilding <input type="checkbox"/> <b>Criteria:</b> Clean <input type="checkbox"/> <b>Theme elements:</b>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>Supporting Information:</b> Construction support trades are those that enable but do not directly participate in construction operations, to include material and equipment providers and contractors. Construction was one of the industries hit hardest by the recession, as great economic uncertainty and liquidity issues caused both public and private entities to rethink new construction projects, or even abandon ongoing projects.</p>

**DeKalb County Long Range Planning Division**  
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<ul style="list-style-type: none"> <li>• CST employs workers across the full spectrum of skill levels, from architects, to skilled tradesmen, to semi-skilled workers.</li> <li>• Growing emphasis on green construction practices provides opportunities to entrepreneurs and innovators.</li> <li>• Retention of DeKalb’s existing CST firms will be essential to industry growth.</li> </ul>				<p>Now that the economic recovery is picking up momentum, DeKalb County has an opportunity to capitalize on the nationwide resurgence in the industry. New technologies and eco-friendly construction practices provide a unique opportunity to DeKalb CST entities as they work to complete projects halted during the recession and work on new projects. An excellent example of such a project is the proposed redevelopment of the Doraville GM plant. The proposed conversion of the site into a “livable, mixed-use, transit oriented development” is an opportunity for a innovative, socially responsible industry resurgence and can serve as a model for similar projects in the future.</p> <p><b>Relevance to subject property:</b> None</p>
<p><b>Advanced Manufacturing</b> - Advanced manufacturing is a category of manufacturing that utilizes innovative technologies to make better products and improve the methods to produce those products.</p> <p><input type="checkbox"/> <b>Niche Markets:</b> Fabricated Metals Manufacturing, Medical Equipment and Supplies, Laboratory Equipment and Supplies, Light Manufacturing and Assembly.</p> <p><input type="checkbox"/> <b>Criteria:</b> Green and Creative</p> <p><input type="checkbox"/> <b>Theme elements:</b></p> <ul style="list-style-type: none"> <li>• Despite current trends, the jobs that remain in manufacturing will require a range of skills. Semi-skilled workers will be needed as well as workers that have specialized technical skills and also, workers that think in innovate ways.</li> <li>• Supporting entrepreneurs with new and exciting ways of commercializing advances in research can give this industry a much needed breath of fresh air.</li> <li>• Even though manufacturers are not quite as mobile as other businesses, the county must explore ways of keeping manufacturers operating within the county.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>Supporting Information:</b> The future of manufacturing, in DeKalb County and nationally, is both quick and detailed, but is above all smarter. The kinds of manufacturers that can prosper in a new American economy need to “green” their production methods and think creatively about how consumers will use them.</p> <p>It is no secret that all kinds of manufacturing jobs have become harder to find in recent decades for American workers. Nearly every city in the country has seen a declining manufacturing base. Yet, between 2011 and 2012, there have been some signs of growth in certain manufacturing sectors. The impact that these kinds of jobs can have is huge for the places that can attract them.</p> <p><b>Relevance to subject property:</b> None</p>
<b>Improve Business Climate</b>				
<p><b>Business Climate Action Plan</b></p> <ol style="list-style-type: none"> <li>1. Optimize Incentives</li> <li>2. Support Entrepreneurs &amp; Small Businesses</li> <li>3. Support Existing Businesses &amp; Foster Expansion</li> <li>4. Finalize Implementation of Development Services Overhaul</li> <li>5. Strengthen the Economic Development Organization</li> <li>6. Improve Marketing, Branding, and Communication for the County &amp; DADC</li> </ol>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Revitalize Commercial Corridors and Embrace New Employment Centers</b>				
<p><b>Employment Centers Action Plan.</b> Subject property / project provides the following (check all that apply):</p> <p><input type="checkbox"/> Incentivize redevelopment and build public/private partnerships</p> <p><input type="checkbox"/> Secure appropriate zoning. Rezone required? ____</p> <p><input type="checkbox"/> Appropriate marketing and branding for employment centers and target industries</p> <p><input type="checkbox"/> Creation of a new employment center in DeKalb County</p> <p><input type="checkbox"/> Encourage clustering through target industry support programs</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

<p><b>Click "NO" if the property is not within an employment center.</b></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<p><b>Northern DeKalb Employment Center Location</b> (check one):</p> <p><input type="checkbox"/> <u>The I-85 / I-285 interchange</u> - Though significantly developed, the strategic interstate crossing and proximity to both Mercer University and the airport indicate this location is currently underleveraged. Investments to expanded transportation options should be considered to enable efficient mobility and facilitate development in this area.</p> <p><input type="checkbox"/> <u>Northlake Mall</u> - Located at I-285 and Lavista Road, the Northlake Mall is an existing employment center that should continue to be supported through this the Strategic Plan and the County's Comprehensive Plan.</p> <p><u>Industry Characteristics</u></p> <ul style="list-style-type: none"> <li>• Target Area: FPS and Life Sciences</li> <li>• Supporting Industries: Specialty Retail, IT Services, &amp; Educational Services.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p><b>West Central DeKalb Employment Center Location</b> (check one):</p> <p><input type="checkbox"/> <u>Intersection of Briarcliff Road North Druid Hills Road</u> - With direct access to I-85, this area contains office and retail space, and is linked to the healthcare engines of the Clifton Corridor. A significant opportunity exists to expand the life sciences cluster. Only a short distance north of Emory and CDC, this currently only houses a strip mall and has potential for further development.</p> <p><input type="checkbox"/> <u>Intersection of I-85 and Clairmont Road</u> - Serving as a major interstate access for much of the district, this strategically located exit can build off of the success of adjoining Brookhaven. This employment center can build on existing development nearby at Executive Park.</p> <p><input type="checkbox"/> <u>Intersection of N Druid Hills Road and Lavista Road</u> - Offers opportunity for expansion. Currently houses a Georgia Department of Labor career center, restaurants, office space and retail establishments. Existing infrastructure would have to be upgraded to allow for greater density in this area.</p> <p><u>Industry Characteristics</u></p> <ul style="list-style-type: none"> <li>• Target Area: FPS, Life Sciences, Tourism</li> <li>• Supporting Industries: General Retail, IT Services, Educational Services</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p><b>Southwest DeKalb Employment Center Location</b> (check one):</p> <p><input type="checkbox"/> <u>I-20/ Candler Road</u> - Currently housing the South DeKalb Mall, this exit is well positioned and has plenty of available infrastructure for redevelopment.</p> <p><input type="checkbox"/> <u>I-20 / I-285 Interchange</u>: This junction of two interstate highways has large tracts of undeveloped land located nearby.</p> <p><input type="checkbox"/> <u>Memorial Drive</u>: The segment of Memorial Drive between Atlanta and Avondale Estates could stand to benefit greatly from redevelopment and currently only houses underperforming or underutilized retail and commercial establishments.</p> <p><input type="checkbox"/> <u>Moreland Area</u>: Already a substantial commercial logistics and</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

<p>manufacturing corridor, the Moreland area is close to the I-675 / I-285 Interchange and has room for additional growth.</p> <p><u>Industry Characteristics</u></p> <ul style="list-style-type: none"> <li>• Target Area: Logistics, CST, Manufacturing</li> <li>• Supporting Industries: Specialty Retail, General Retail, Educational Services</li> </ul>				
<p><b>East Central DeKalb Employment Center Location</b> (check one):</p> <p><input type="checkbox"/> <u>Stone Mountain Industrial Park</u>: Located near the intersection of two major roads, this industrial park has a well-established CID and is a strong candidate for further development.</p> <p><input type="checkbox"/> <u>Memorial Drive, I-285 Interchange</u>: Despite the presence of the county jail, the importance of this interchange and the proximity of a Transit Oriented Development priority MARTA station make this area viable for redevelopment.</p> <p><u>Industry Characteristics</u></p> <ul style="list-style-type: none"> <li>• Target Area: Tourism, Logistics, CST</li> <li>• Supporting Industries: General Retail, Educational Services</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p><b>Southeast DeKalb Employment Center Location</b> (check one)</p> <p><input type="checkbox"/> <u>I-285/Indian Creek MARTA Station</u>: Found along the border between Districts 4 and 5, this location houses both a MARTA station and open land which make it a potential candidate for further development (Currently a MARTA-only exit).</p> <p><input type="checkbox"/> <u>I-285 / Covington Hwy</u>: This strategic intersection is centrally located in the county and already contains several retail and other commercial developments.</p> <p><u>Industry Characteristics</u></p> <ul style="list-style-type: none"> <li>• Target Area: Life Sciences, Tourism, Logistics, Manufacturing</li> <li>• Supporting Industries: General Retail, IT Services, Educational Services</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Quality of Place Enhancements</b>				
<b>New Employment Centers and the Comprehensive Plan</b>				
<p><input type="checkbox"/> <u>This project will initiate a land use amendment</u>: Public input is an essential to further assisting the viability of the proposed centers. We recommend incorporating the employment centers as part of the comprehensive plan, with neighborhood feedback for any potential zoning changes or proposed development. Likewise, land ownership patterns and other potential conflicts should be vetted to ensure proactive resolution of issues impacting the employment centers.</p> <p><input type="checkbox"/> <u>The project will provide connectivity for employment centers</u>: As part of the broader strategy, effort should be made to better connect the employment centers. This could be accomplished through improving existing road infrastructure and street connectivity in and around the centers. Additionally, consideration should be given to expanding transit options. While heavy rail expansions may be currently unattainable due to funding, more busing, increased car pool incentives and other measures can reduce traffic and increase commercial activity.</p> <p><input type="checkbox"/> <u>This project will create Gateways</u>: Another important way to integrate these employment centers in the Comp Plan and develop</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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**Supplemental Land Use Report** *(for developments in Light Industrial)*

<p>their identity is to encourage the creation of “gateways.” These gateways should include prominent and effective signage, landscaping, and a name that defines their identity. These gateways not only clearly delineate the geographical boundaries of the employment centers but also help develop a brand and culture around the employment centers and for the county.</p>				
<p><b>Game Changing / Catalytic Projects</b></p> <p><input type="checkbox"/> <u>Consider a multi-purpose Convention Center facility:</u> Trade and entertainment conventions attracts thousands of visitors who often spend several days patronizing local restaurants, hotels, and other establishments. DeKalb County is large enough to support a multipurpose convention center, and can act a competitive, low cost alternative to the City of Atlanta.</p> <p><input type="checkbox"/> <u>Consider a multi-purpose sportsplex facility:</u> Youth and amateur sports are quickly growing sectors of the American Tourism industry. As with the convention center, the international airport and multiple interstate highways make DeKalb a viable candidate to attract sports related events from across the region and the nation. By building a large, dedicated sports complex, DeKalb can capitalize on these advantages to become Georgia’s top destination for sports tournaments, training camps, and other events. Although such a project was considered not feasible in the past, another look into it is recommended as conditions for the such project may have changed.</p>	<p align="center"><input type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>	<p align="center"><input checked="" type="checkbox"/></p>	
<p><b>Infrastructure and Aesthetics</b></p> <p><input type="checkbox"/> Utilization of CIDs and TADs to fund infrastructure and beautification projects, especially along South Memorial Drive.</p> <p><input type="checkbox"/> Highway interchange improvements are packaged to accommodate logistics industry in Moreland area.</p>	<p align="center"><input type="checkbox"/></p>	<p align="center"><input type="checkbox"/></p>	<p align="center"><input checked="" type="checkbox"/></p>	

**DeKalb County Long Range Planning Division**  
**Supplemental Land Use Report** *(for developments in Light Industrial)*

Transportation Planning Analysis				
<i>(Based on the DeKalb County 2014 Comprehensive Transportation Plan)</i>				
Policies	Compliant with the CTP			Additional comments that justify staff recommendation
	Yes	No	N/A	
<b>Functional Classification</b> for the project site: <input type="checkbox"/> Freeway <input checked="" type="checkbox"/> Major Arterial <input type="checkbox"/> Minor Arterial <input type="checkbox"/> Collector <input type="checkbox"/> Local	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is located on a truck route, designated as the Recommended Truck Network in the DeKalb County 2014 Transportation Plan.
<b>Freight</b> <input checked="" type="checkbox"/> Located on a truck or sanitation route <input type="checkbox"/> Proximity of Landfill or Transfer Station <input checked="" type="checkbox"/> Located on a state route <input type="checkbox"/> Located in proximity of rail lines and / or crossings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DeKalb County Code; Sec. 17-361. - Truck routes. Rock Chapel Road (State Route 124), from Turner Hill Road (State Route 124) to Rockbridge Road.
Access Management	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Complete Streets Policy</b> County / Developer will consider installing bicycle and / or pedestrian facilities, and Transit facilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Design:</b> The following street design guidelines and best practices are listed on page 16 in the Appendix document of the CTP.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Application:</b> See page 16 in the Appendix document of the CTP	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Exemptions:</b> <input type="checkbox"/> Roadway corridor legally prohibits specific users (e.g. bicyclists and pedestrians on interstate) <input type="checkbox"/> Cost of providing bicycle or pedestrian facilities is excessively disproportionate to the need or probable use <input type="checkbox"/> Absence of current and future need is documented <input type="checkbox"/> Roadways not owned or operated by DeKalb County.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Performance Measures.</b> Success of complete streets include: <input type="checkbox"/> Miles of new on-street bicycle routes <input type="checkbox"/> Miles of new or reconstructed sidewalks <input type="checkbox"/> Percentage completion of bicycle and pedestrian networks as envisioned by the latest DeKalb County Comprehensive Transportation Plan <input type="checkbox"/> Increase in pedestrian and bicycle volumes along key corridors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Human Services Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Bicycle and Pedestrian Level of Service Goals and Connectivity</b> <input type="checkbox"/> LOS B (within an activity center) <input type="checkbox"/> LOS C (not within an activity center) <input type="checkbox"/> Existing PATH Trail	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Priority Bicycle Network</b> <input type="checkbox"/> First Tier Priority Network <input type="checkbox"/> Second Tier Priority Network <input type="checkbox"/> Existing PATH <input type="checkbox"/> Future PATH	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>MARTA and TOD</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Bus Routes</b> <input type="checkbox"/> Project is on a bus route <input type="checkbox"/> Project is near a bus route <input type="checkbox"/> Project is not close to a bus route	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Transit Stations</b> <input type="checkbox"/> Project is on a transit station site <input type="checkbox"/> Project is near a transit station <input checked="" type="checkbox"/> Project is not close to a transit station	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Priority Projects for DeKalb County</b> <input type="checkbox"/> Tier 1 <input type="checkbox"/> Tier 2 <input type="checkbox"/> Tier 3 <input checked="" type="checkbox"/> None	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If boxes are checked, list the specific projects here:



# DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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

## COMMENTS FORM: PUBLIC WORKS TRAFFIC ENGINEERING

Cnse No.: LP-18-1235068 Parcel I.D. #: 16-166, 01-004

Address: 2018 Rock Chapel Rd.  
Lithonia, Ga. 30058

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 _____

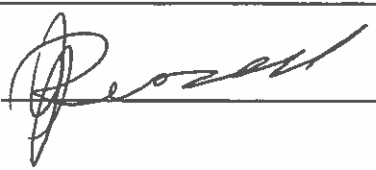
Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7<sup>TH</sup> 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:

No traffic engineering concerns at this time.

Signature: 



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.

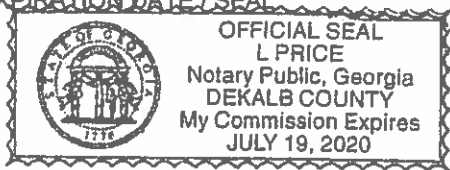
If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

- 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**

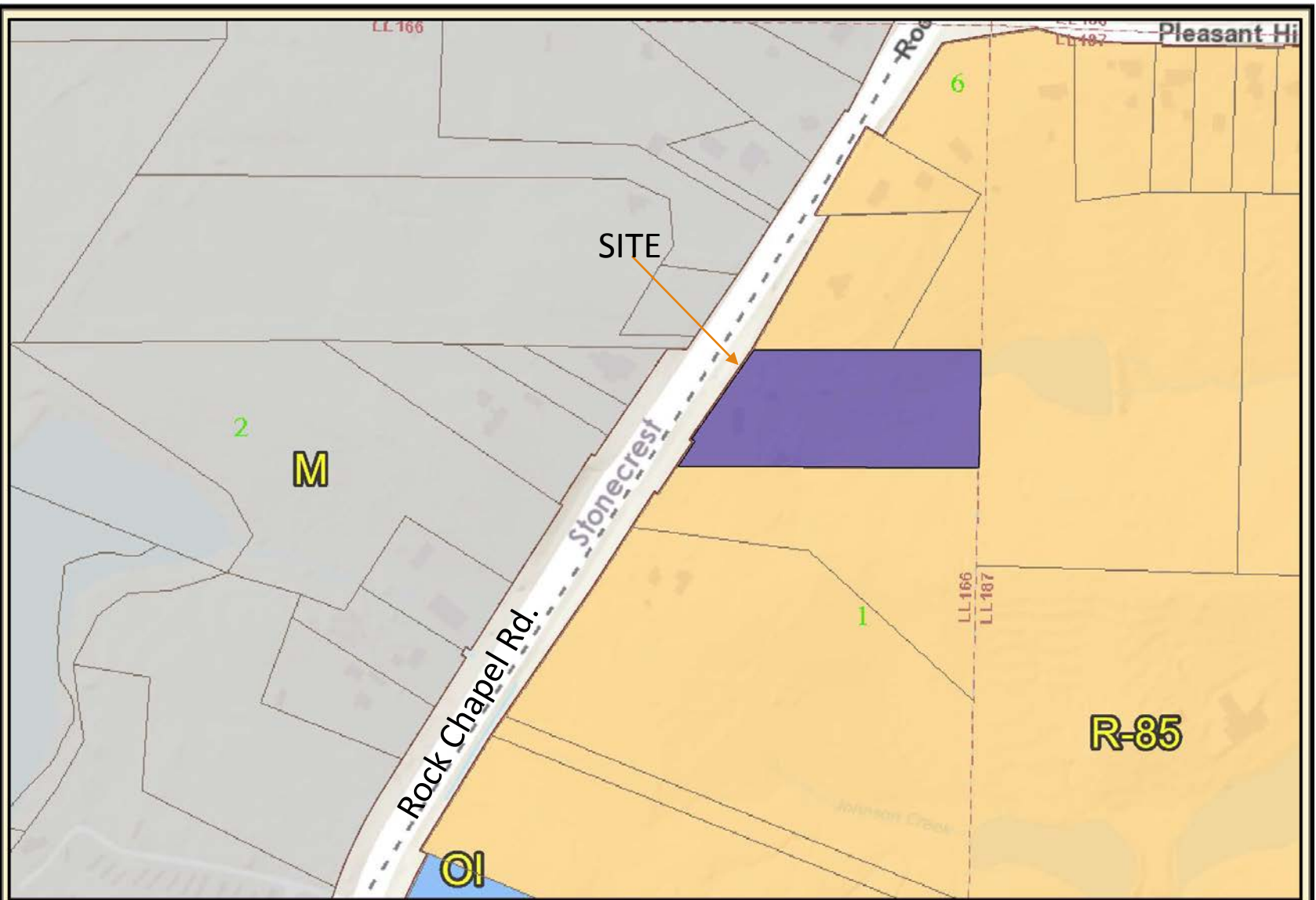
ALL THAT TRACT OR PARCEL OF LAND lying and being in land Lot 166 of the 16<sup>th</sup> District of DeKalb County, Georgia, containing 5.00 acres, more or less and described as follows:

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

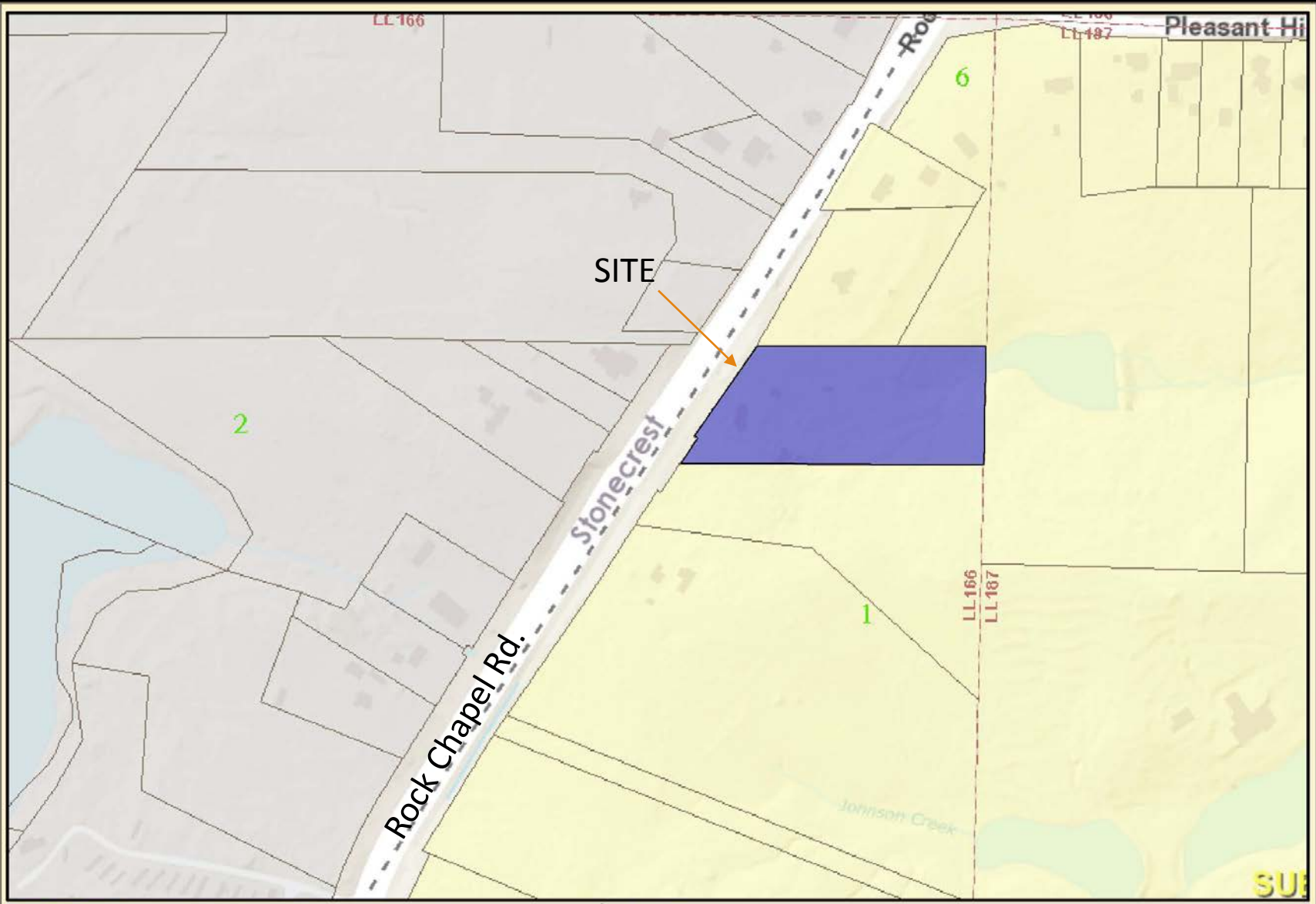


Date Printed: 8/2/2018



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### LP-18-1235068 Land Use Map



Date Printed: 8/2/2018



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SITE

Rock Chapel Rd.

2

6

1



### LP-18-1235068 Aerial Map



Date Printed: 8/2/2018



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