



## **DeKalb County Department of Planning & Sustainability**

**330 Ponce De Leon Avenue, Suite 500**

**Decatur, GA 30030**

**(404) 371-2155 / [plandev@dekalbcountyga.gov](mailto: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.:** Z-18-1235067 **Agenda #:** N. 21

**Location/Address:** 2018 Rock Chapel Road **Commission District:** 5 **Super District:** 7

**Parcel ID:** 16-166-01-004

**Request:** To rezone property from R-85 (Residential Medium Lot - 85) to M-2 (Heavy Industrial) to allow a vehicle towing service.

**Property Owner(s):** Paul Hue

**Applicant/Agent:** Paul Hue

**Acreage:** 4.98 acres

**Existing Land Use:** Towing establishment

**Surrounding Properties:** To the north, northeast, east, southeast, and south: single-family residential. To the southwest, west, and northwest: commercial, industrial, and auto-related uses.

**Adjacent Zoning:** **North:** R-85 **South:** R-85 **East:** R-85 **West:** in City of Stonecrest **Northeast:** R-85 **Northwest:** in City of Stonecrest **Southeast:** R-85 **Southwest:** in City of Stonecrest

**Comprehensive Plan:** SUB (Suburban) **Consistent** ☐ **Inconsistent** ☒ **See LP-18-1235068**

<b>Proposed Density:</b> N.A.	<b>Existing Density:</b> .20 units/acre
<b>Proposed Units/Square Ft.:</b> Information not provided	<b>Existing Units/Square Feet:</b> One unit
<b>Proposed Lot Coverage:</b> Information not provided	<b>Existing Lot Coverage:</b> (Estimated) less than 10%



# DeKalb County Department of Planning & Sustainability

Michael L. Thurmond  
Chief Executive Officer

Andrew A. Baker, AICP  
Director



## APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA

MLF

**Z-18-** **Z/CZ No. 18-1235067**  
**Filing Fee:** \_\_\_\_\_  
 Date Received: **1235067** Application No.: \_\_\_\_\_  
 Applicant: **Paul Hine** E-Mail: **kristowine@gmail.com**  
 Applicant Mailing Address: **4428 Quinton Hill Ct, Snellville GA 30039**  
 Applicant Phone: **770-912-9035** Fax: \_\_\_\_\_  
 Owner(s): **Same as above** E-Mail: \_\_\_\_\_  
 (If more than one owner, attach as Exhibit "A")  
 Owner's Mailing Address: \_\_\_\_\_  
 Owner(s) Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Address/Location of Subject Property: **2018 Rock Chapel Rd, Lithonia GA 30058**  
 District(s): **5** Land Lot(s): \_\_\_\_\_ Block: \_\_\_\_\_ Parcel(s): \_\_\_\_\_  
 Acreage: **4.98** Commission District(s): **517**  
 Present Zoning Category: **R85** Proposed Zoning Category: **M2**  
 Present Land Use Category: **R85/TIN**

### PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

### Disclosure of Campaign Contributions

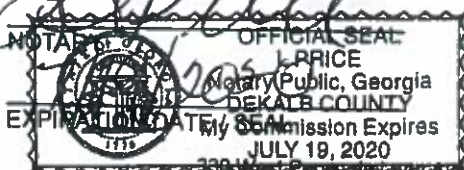
In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

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 \_\_\_\_\_

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

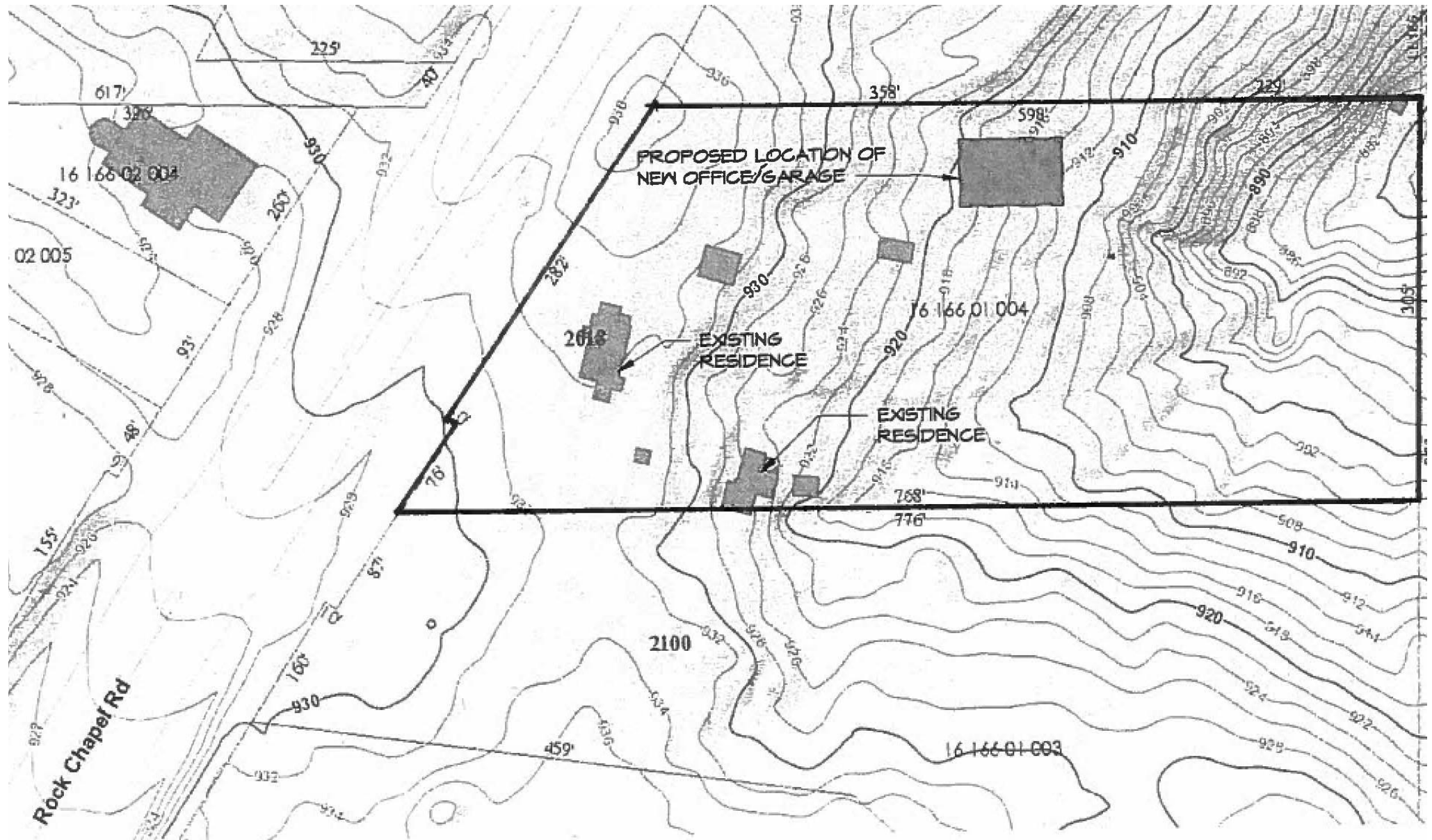
1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

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.

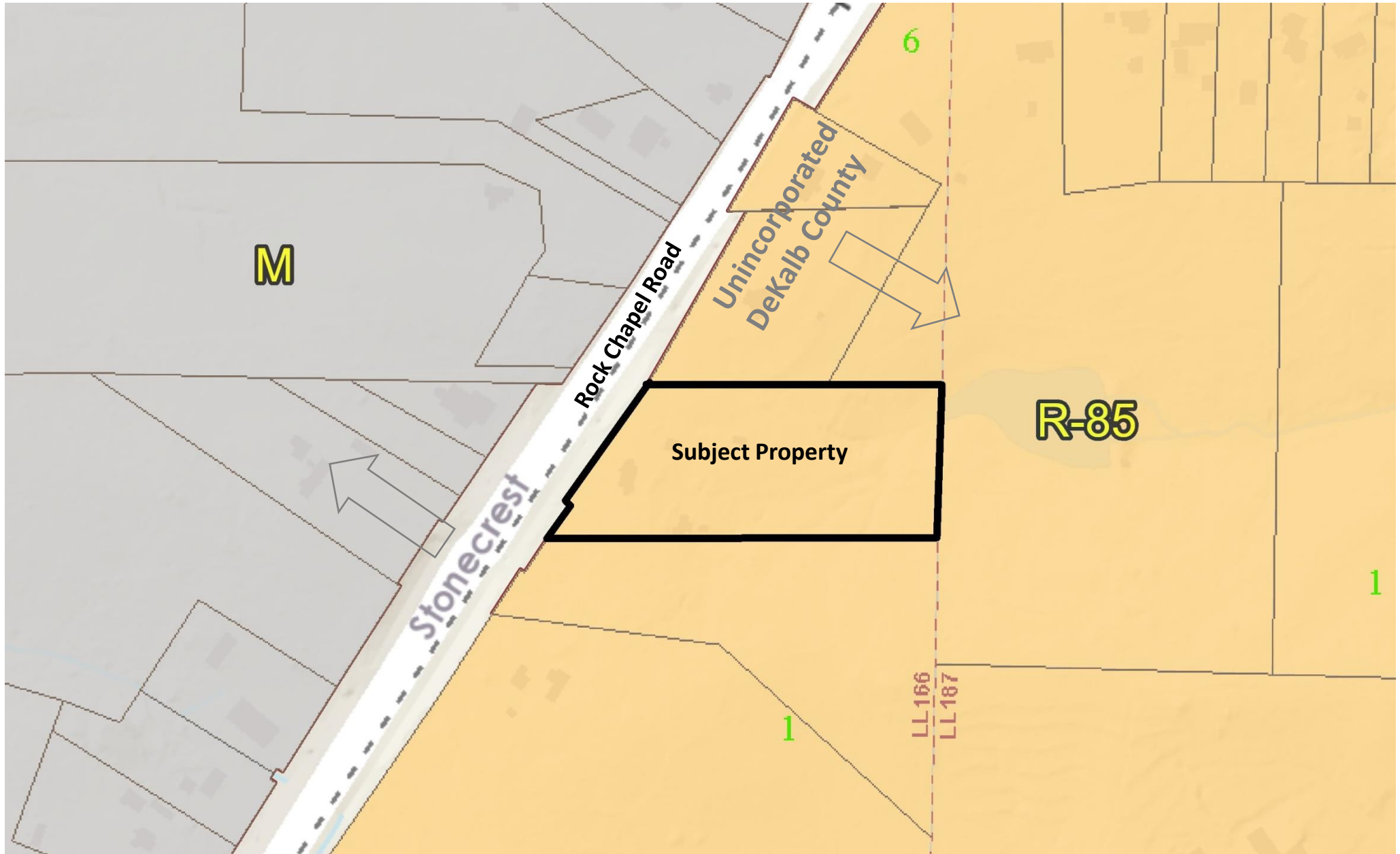


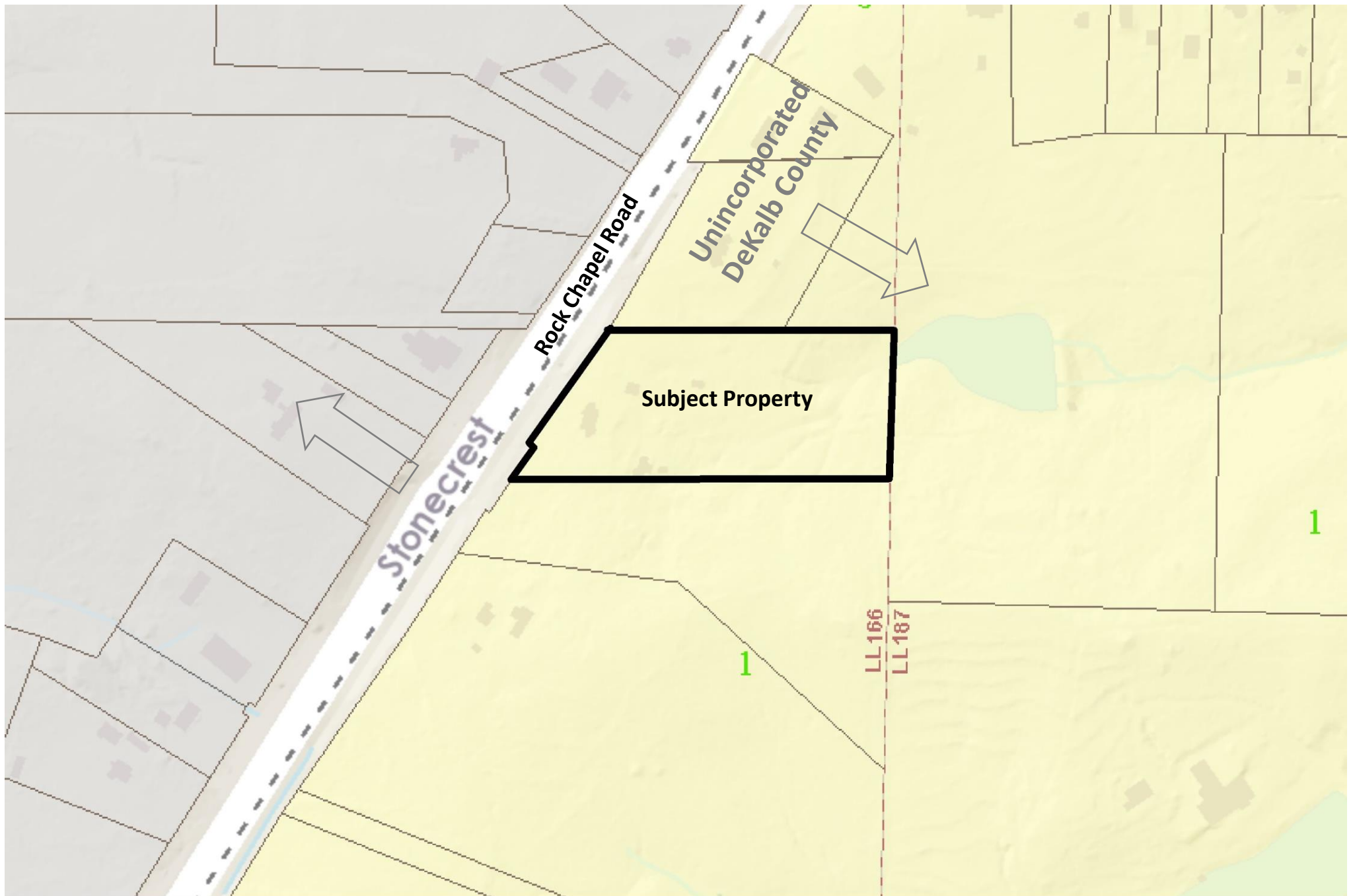
SIGNATURE OF APPLICANT / DATE

Check One: Owner ☒ Agent ☐

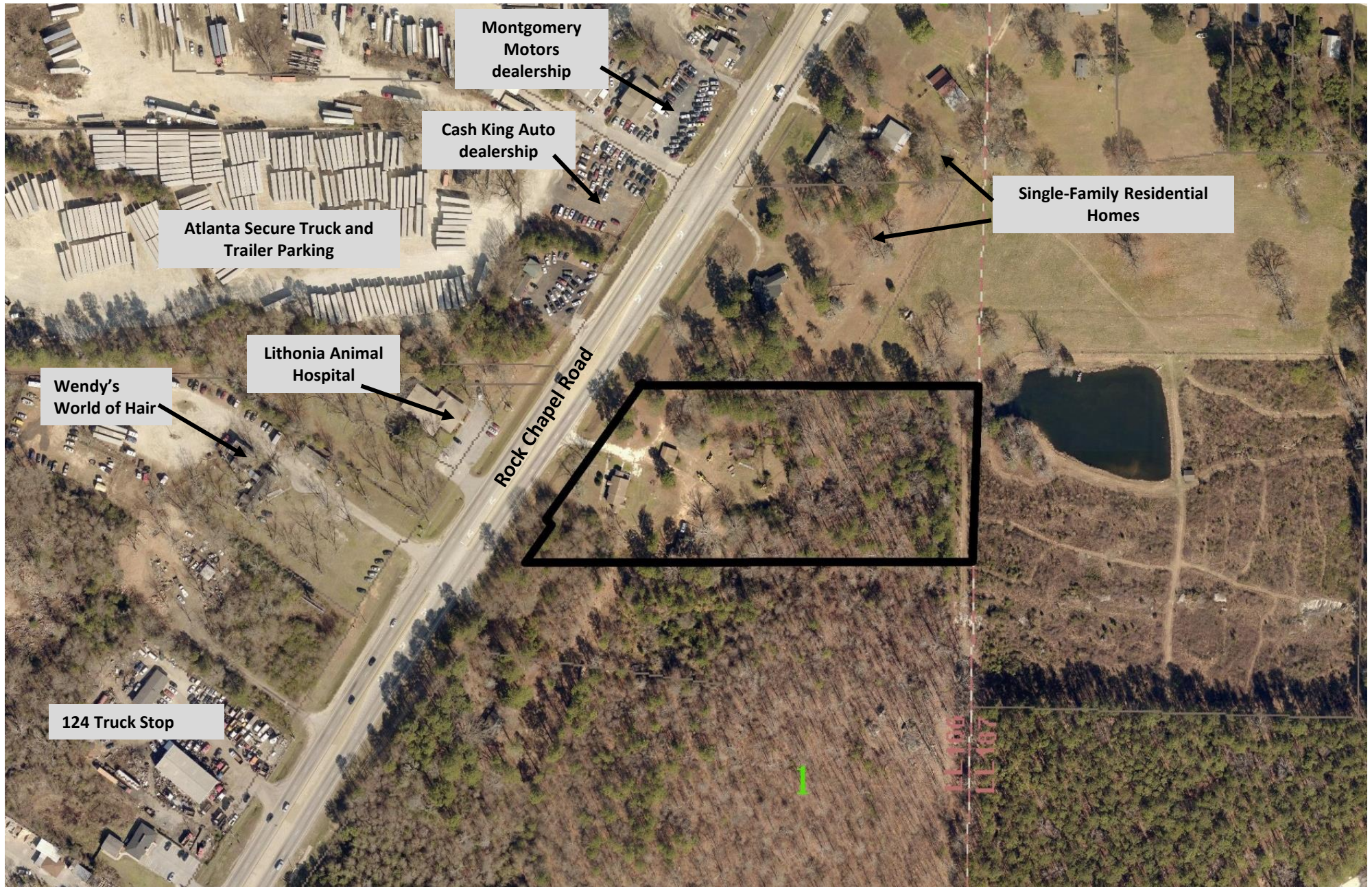














N. 21 Z-18-1235067

Aerial Photo - close-up

