



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 06, 2018, 6:30 P.M.

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

STAFF ANALYSIS

Case No.: 2018-2451/ Z-18-1235091 **Agenda #:** N.23

Location/Address: The south side of Stephenson Road, approximately 61 feet east of Vigo Drive at 1753 and 1727 Stephenson Road, Lithonia, Georgia. **Commission District:** 4 **Super District:** 6

Parcel ID: 16-191-03-007 & 16-191-03-008

Request: To rezone property from R-100 (Residential Medium Lot) District to C-1 (Local Commercial) District to operate a transitional home for up to twelve (12) adult women.

Property Owners: Teen Challenge International

Applicant/Agent: Atlanta Dream Center

Acreage: 8.4 Acres

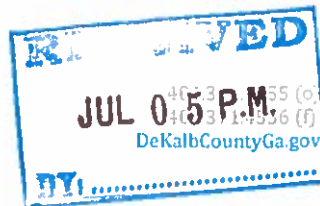
Existing Land Use: Single-Family Residence & Accessory Structures

Surrounding Properties: North & West: Single Family Detached Residences
Further East: Childcare, Auto Fuel Station with convenience store

Adjacent & Surrounding Zoning: North & West: R-100 (Residential Medium-Lot) District
East: RSM (Small Lot Residential Mix) District
Further East: O-I (Office-Institutional) District & C-1 (Local Commercial) District

Comprehensive Plan: Suburban Consistent X

Proposed Square Footage: None	Existing: 4,474 Square Feet
Proposed Lot Coverage: No increase in lot coverage	Existing Lot Coverage: <35%



Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

Rezoning Application to Amend the Official Zoning Map of DeKalb
County, Georgia

KH

Date Received: 7/5/18 Application No: 1235091

Applicant Name: Atlanta Dream Center

Applicant E-Mail Address: Jeff@atl dreamcenter.com

Applicant Mailing Address: P.O. Box 54537
Atlanta, GA 30308

Applicant Daytime Phone: (404) 817-3502 Fax: mel@outofdarkness.org

DE: applicahmikh contact : Mel Mayer (cell) 443.974.3126

Owner Name: Teen Challenge International (Tim Newbon, rep.)
If more than one owner, attach list of owners.

Owner Mailing Address: P.O. Box 17969 Atlanta, GA 30316

Owner Daytime Phone: (770) 862-0389

Address of Subject Property: 1753 Stephenson Rd. / 1727 Stephenson Rd.
Lithonia, GA 30058

Parcel ID#: 116-191-03-007 16-191-03-008 (ms) 715

Acreage: 8.4 total acreage Commission District: 5

Present Zoning District(s): B, R100

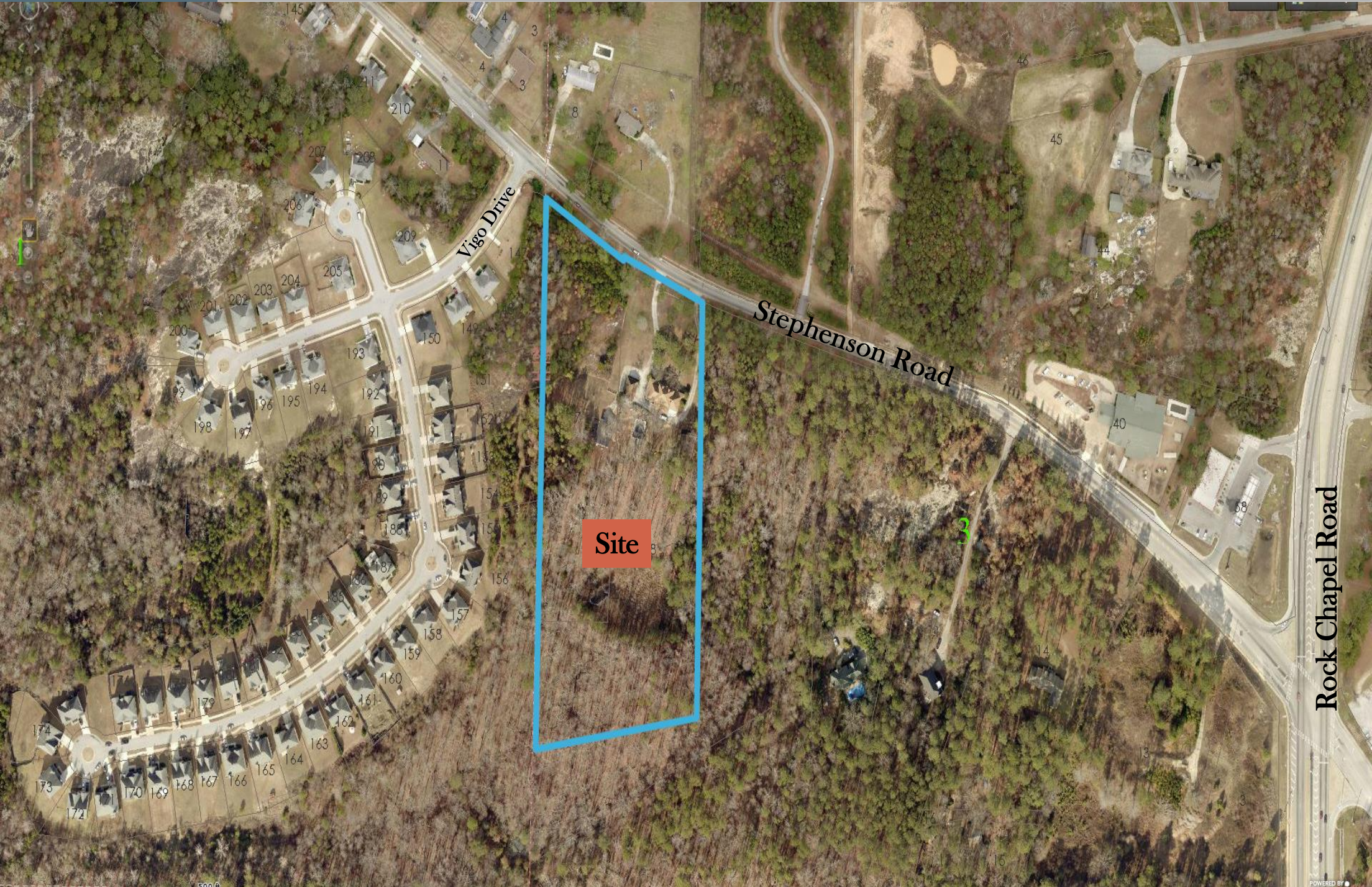
Proposed Zoning District: ~~District 5, C100~~ C-1 (ms) 715

Present Land Use Designation: residential, single family

Proposed Land Use Designation (if applicable): commercial, transitional house
for women









1727 Stephenson Road

