



DeKalb County Department of Planning & Sustainability

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**Planning Commission Hearing Date: January 8, 2019, 6:30 P.M.
 Board of Commissioners Hearing Date: January 22, 2019, 6:30 P.M.**

STAFF ANALYSIS

Case No.: Z-18-1235308 **Agenda #:** N. 4

Location/Address: The southeast side of Rock Chapel Road, approximately 700 feet southwest of Turner Hill Road at 2478 Rock Chapel Road in Lithonia, Georgia **Commission District:** 5 **Super District:** 7

Parcel ID(s): 16-154-04-008

Request: To rezone properties from C-1 (Local Commercial) District to C-2 (General Commercial) District to allow major auto repair within a new three-bay building with accessory storage in accordance with Section 27-4.1 Use Table of the DeKalb County Code.

Property Owner(s): Fitzroy & Marsha A Smith

Applicant/Agent: Fitzroy & Marsha A Smith

Acreage: .99

Existing Land Use: Vacant

Surrounding Properties: To be investigated

Adjacent Zoning: North: M South: M East: C-1 & M West: M

Comprehensive Plan: LIND Consistent Inconsistent

Proposed Density: NA	Existing Density: NA
Proposed Units: 3-bay Auto Repair Establishment	Existing Units: Vacant
Proposed Lot Coverage: 47%	Existing Lot Coverage: N/A

DEPARTMENT OF PLANNING & SUSTAINABILITY

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



Date Received: _____ BY: _____ Application No: 1235308

Applicant Name: Fitzroy Smith and Marsha Barrow Smith

Applicant E-Mail Address: fitzroyduncan@hotmail.com

Applicant Mailing Address: 1050 Bell Hill Place, DuPont WA 98327

Applicant Daytime Phone: (202) 271-7753 Fax: N/A

Owner Name: Fitzroy Smith and Marsha Barrow Smith
If more than one owner, attach list of owners.

Owner Mailing Address: 1050 Bell Hill Place, DuPont WA 98327

Owner Daytime Phone: (202) 271-7753

Address of Subject Property: 2478 Rock Chapel Road,
Lithonia, GA 30058

Parcel ID#: 16 154 04 008 / 4370048

Acreage: 0.99 Commission District: 05 and 07

Present Zoning District(s): 05 and 07

Proposed Zoning District: 05 and 07

Present Land Use Designation: C1 - Auto Repair and Maintenance, Minor (LIND)

Proposed Land Use Designation (if applicable): C2 - Auto Repair and Maintenance - Major







