



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

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

**Decatur, GA 30030**

**(404) 371-2155 / plandev@dekalbcountyga.gov**

**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.:** SLUP-19-1242980 **Agenda #:** N. 5

**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:** For a Special Land Use Permit (SLUP) to allow major auto repair within a new three-bay building with accessory storage within the C-2 district.

**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

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



DeKalb County  
GEORGIA

404.371.2155 (o)  
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DeKalbCountyGa.gov

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

**SPECIAL LAND USE PERMIT APPLICATION**

Amendments will not be accepted after 5 working days after the filing deadline.

OCT 31 2018

1242980

Date Received:

Application No:

BY:

APPLICANT NAME: Fitzroy Smith and Marsha Barrow Smith

Daytime Phone: (202) 271-7753 E-Mail: fitzroyduncan@hotmail.com

Mailing Address: 1050 Bell Hill Place, DuPont WA 98327

Owner Name: Fitzroy Smith and Marsha Barrow Smith  
(If more than one owner, attach contact information for each owner)

Daytime Phone: (202) 271-7753 E-Mail: fitzroyduncan@hotmail.com

Mailing Address: 1050 Bell Hill Place, DuPont WA 98327

SUBJECT PROPERTY ADDRESS OR LOCATION: 2478 Rock Chapel Rd, Lithonia GA 30058

DeKalb County, GA,

Parcel ID: 16 15A 0A 008 Acreage or Square Feet: 0.99 Commission Districts 05 and 07

Existing Zoning: C1 Proposed Special Land Use (SLUP) C2

I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

Owner: ☒ Agent: ☐ Signature of Applicant

Printed Name of Applicant:

Fitzroy Smith and Marsha Barrow Smith

Notary Signature and Seal:

see attachment











