



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: July 09, 2019, 6:30 P.M.

Board of Commissioners Hearing Date: July 23, 2019, 6:30 P.M.

STAFF ANALYSIS

Case No.: Z-19-1243279 **Agenda #:** N.6

Location/Address: The south side of Rockbridge Road, approximately 201 feet north of feet east of S. Deshon Road at 7231 Rockbridge Road, Stone Mountain, GA. **Commission District:** 4 **Super District:** 7

Parcel ID: 18-026-04-090

Request: To rezone property from RSM (Small Lot Residential Mix) District to C-1 (Local Commercial) District to allow general commercial uses on the site.

Property Owners: Paul Wishney

Applicant/Agent: R. Lawton Jordan, Esq.

Acreage: .83 Acres

Existing Land Use: PNC Bank Building

Surrounding Properties: Various Retail Uses (QuikTrip, CVS, Zaxby's, Publix, Strip Retail Shopping Center)

Adjacent & Surrounding Zoning: North, South, East, Further West: RSM (Residential Medium Lot) District
Northwest, Further Southwest & West: C-1 (Local Commercial) District

Comprehensive Plan: Neighborhood Center (NC) Consistent X

Proposed Additional Commercial Sq. Feet: None	Existing Commercial Sq. Footage: 4,142
Proposed Lot Coverage: <80%	Existing Lot Coverage: <80%

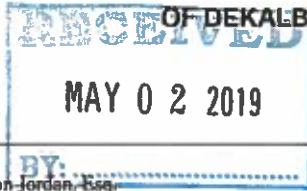


DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director

APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA



Z/CZ No.

7-19-1243279
Filing Fee: **752.00**

Date Received:

Application No.:

Applicant: R. Lawton Jordan, Esq.

E-Mail: ljordan@williamsteusink.com

Applicant Mailing Address:
309 Sycamore Street, Decatur, GA 30030

Applicant Phone: 404 373 9590

Fax: 404 378 6049

Owner(s): Paul Wishney

E-Mail: cdenisepete@aol.com

(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address:

Owner(s) Phone:

Fax:

Address/Location of Subject Property: 7231 Rockbridge Road, Lithonia, GA 30058

District(s): 18

Land Lot(s): 026

Block: 04

Parcel(s): 090

Acreage: .83

Commission District(s): 4 and 7

Present Zoning Category: RSM

Proposed Zoning Category: C-1

Present Land Use Category: Non-Conforming

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.

NOTARY

SIGNATURE OF APPLICANT / DATE

EXPIRATION DATE / SEAL

Check One: Owner ☐ Agent ☒

330 West Ponce de Leon Avenue – Suites 100-500 – Decatur, Georgia – 30030
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Web Address <http://www.dekalbcountyga.gov/planning>
Email Address: planninganddevelopment@dekalbcountyga.gov

Site Survey

