



DeKalb County Department of Planning & Sustainability

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 Decatur, GA 30030
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Planning Commission Hearing Date: March 05, 2019, 6:30 P.M.
Board of Commissioners Hearing Date: March 26, 2019, 6:30 P.M.

STAFF ANALYSIS

Case No.:	LP-19-1235181	Agenda #: D.1
Location/Address:	1422 & 1450 Rock Chapel Road, Lithonia, GA	Commission District: 5 Super District: 7
Parcel IDs:	16 189 01 002 & 16 189 01 003	
Request:	Future Land Use Plan Map amendment from Suburban (SUB) to Light Industrial (LIND)	
Property Owner(s):	Arnold Bowen	
Applicant/Agent:	Rose C. Evans	
Acreage:	8.53 Acres	
Existing Land Use:	Suburban (SUB)	
Surrounding Properties:	Suburban (SUB)	
Adjacent Zoning: (Comprehensive Plan)	North:R-100(SUB) South:R-100(SUB) East:R-100(SUB) West:R-100(SUB) Northeast:R-100(SUB) Northwest:R-100(SUB) Southeast:R-100(SUB) Southwest:R-100(SUB)	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Consistent	Inconsistent

Proposed Density: N/A	Existing Density: N/A
Proposed Units/Square Ft.: N/A	Existing Units/Square Feet: N/A
Proposed Lot Coverage: N/A	Existing Lot Coverage: N/A

Companion Application:

The applicant has filed a companion application (Z-19-1235180) to amend the Zoning from R-100 (Single-Family Residential) District to M (Light Industrial) District to develop a parking lot for a trucking company and utilize the existing residential structure on the site as office space.

STAFF RECOMMENDATION:

SUBJECT PROPERTY AND SURROUNDING AREA

PROPOSED PROJECT

LAND USE ANALYSIS

LAND USE MAP AMENDMENT EVALUATION

Section 27-829 of the Zoning Ordinance, "Amendments to comprehensive plan land use maps" states that the following standards and factors shall guide the evaluation of all proposed amendments to the comprehensive plan land use maps:

1. Whether the proposed land use change will permit uses that are suitable in view of the use and development of adjacent and nearby property:
2. Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property:
3. Whether the proposed land use change will result in uses which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:
4. Whether the zoning proposal is consistent with the written policies in the comprehensive plan text:
5. Whether there are environmental impacts or consequences resulting from the proposed change:
6. Whether there are impacts on properties in an adjoining governmental jurisdiction in cases of proposed changes near county boundary lines.
7. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal:
8. Whether there are impacts on historic buildings, sites, districts, or archaeological resources resulting from the proposed change:

Attachments:

1. Department and Division Comments
2. Application
3. Site Plan
4. Zoning Map
5. Land Use Plan Map
6. Aerial Photograph
7. Site Photographs



Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

APPLICATION TO AMEND COMPREHENSIVE LAND USE (FUTURE DEVELOPMENT) MAP PLAN
OF DEKALB COUNTY, GEORGIA

Application No: 1235181 Date Received: August 16, 2018
(for DeKalb County stamp)
Applicant's Name: ROSE EVANS E-Mail: rose.evans100@yahoo.com
Applicant's Mailing Address: 106 Horseshoe Springs Ct, Conyers, GA 30013
Applicant's Daytime Phone #: 770-256-6088 Fax: _____

(If more than one owner, attach information for each owner as Exhibit "A")
Owner's Name: ARNOLD BOWEN E-Mail: _____
Owner's Mailing Address: 1422 Rock Chapel Rd, Lithonia, GA 30058
Owner's Daytime Phone #: 404-227-6042 Fax: _____

Address/Location of Subject Property: 1422 & 1450 Rock Chapel Rd
Lithonia, GA 30058

District(s): 16 Land Lot(s): 189 Block(s): _____ Parcel(s): _____

Acreage: 8.525 Commission District(s): _____

Current Land Use Designation: Suburban R-100 Proposed Land Use Designation: PT + Light Industrial

Current Zoning Classification(s): Residential

PLEASE READ THE FOLLOWING BEFORE SIGNING

I. This application form must be completed in its entirety. In addition, any application that lacks any of the required attachments or payment of the filing fee shall be determined to be incomplete and shall not be accepted.

II. 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:

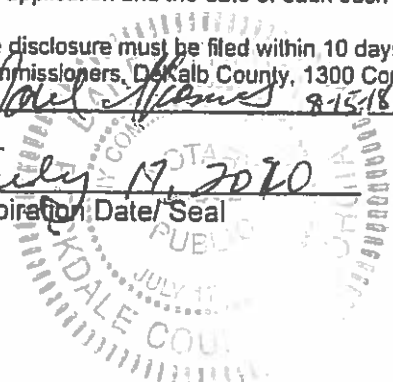
- 1. The name and official position of the local government official to whom the campaign contribution was made.
- 2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

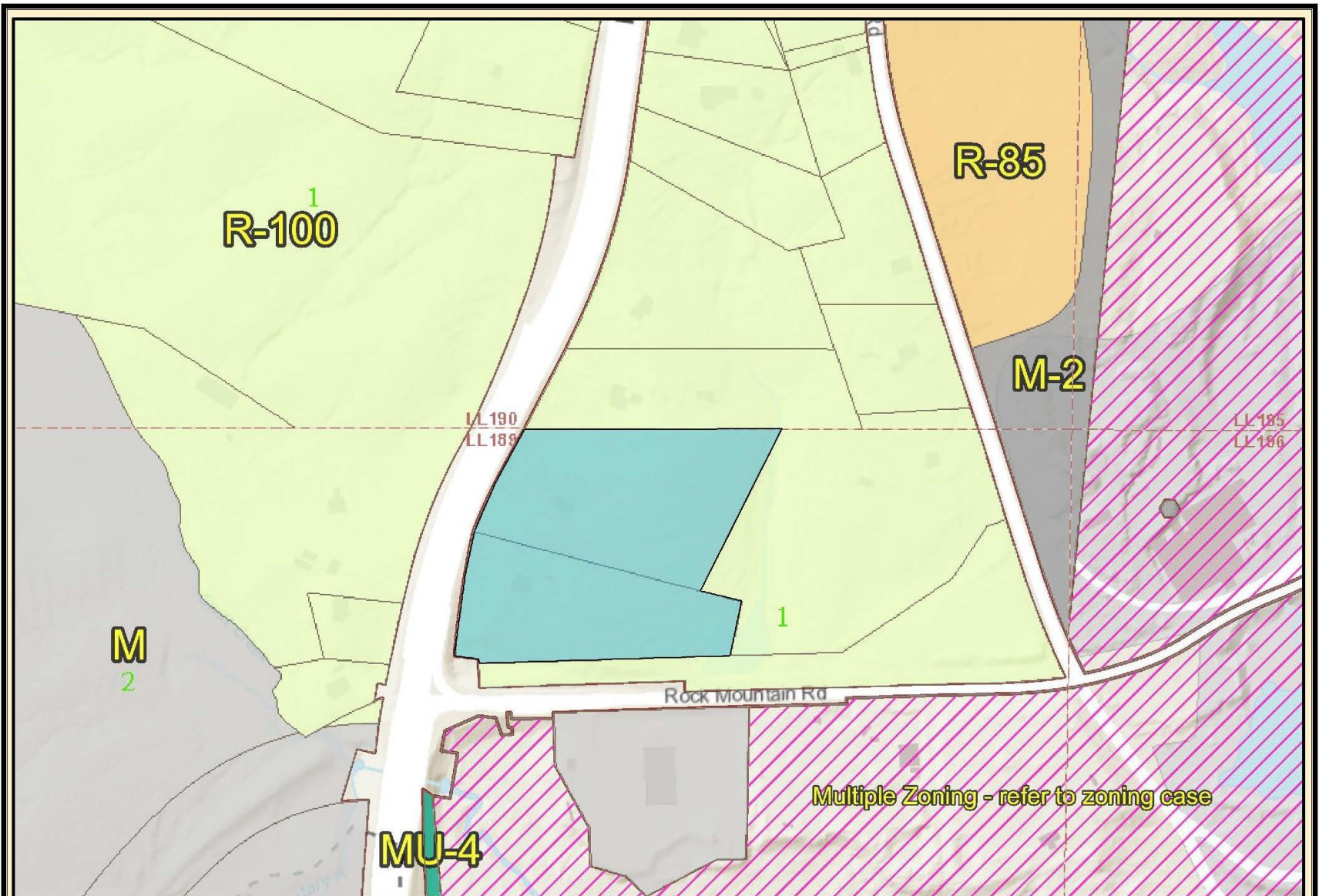
The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

David Thomas 8/15/18 Rose Evans
SIGNATURE OF APPLICANT

July 17, 2020
Expiration Date/Seal

Check one: Owner ___ Agent Date 8/15/18





LP-19-1235181 Zoning Map

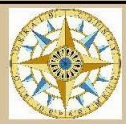
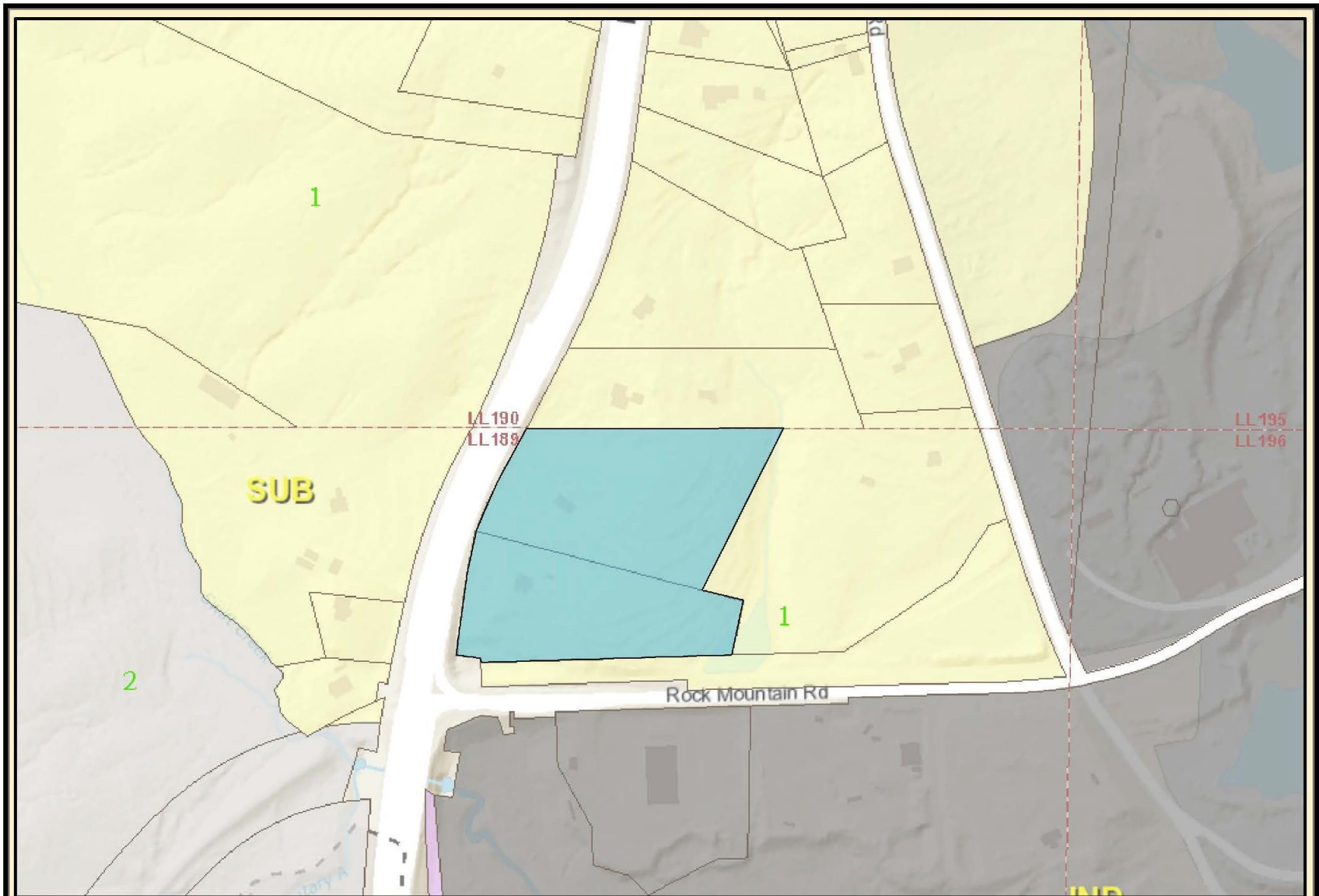


Date Printed: 2/6/2019



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LP-19-1235181 Land Use Map



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LP-19-1235181 Aerial Map



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