



DeKalb County Government

Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030

Agenda Item

File #: 2019-3209

5/28/2019

File Status: Preliminary Item

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 5 & 7

Application of Rose C. Evans to amend the Future Land Use Plan Map from Suburban (SUB) to Light Industrial (LIND) to develop a parking lot for a trucking company and utilize the existing residential structure on the site as office space, at 1422 & 1450 Rock Chapel Road.

PETITION NO: D1. LP-19-1235181

PROPOSED USE: A parking lot for a trucking company

LOCATION: 1422 & 1450 Rock Chapel Road

PARCEL NO. : 16 189 01 002, 16 189 01 003

INFO. CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Application of Rose C. Evans to amend the Future Land Use Plan Map from Suburban (SUB) to Light Industrial (LIND). The property is located on the east side of Rock Chapel Road, approximately 62 feet north of Rock Mountain Road at 1422 and 1450 Rock Chapel Road in Lithonia, Georgia. The property has approximately 583 feet of frontage along Rock Chapel Road and contains 8.53 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: DENIAL

PLANNING COMMISSION: PENDING

PLANNING STAFF: FULL CYCLE DEFERRAL

STAFF ANALYSIS: The intent of the Light Industrial Character Area is to identify areas appropriate for industrial type uses. The location of these areas shall preserve the appeal and appearance of residential and commercial areas from the prospective intrusion of light industrial land uses. Light Industrial Character Area Policy number three (3) states that the Light Industrial Character Area exists to 'Protect the encroachment of industrial uses into established residential areas.' The subject parcels are adjacent on all sides to parcels that have a Suburban Character Area designation. The Suburban Character Area designation's intent is to preserve established residential areas. This application to amend the subject parcels' Future Land Use is inconsistent

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with the surrounding properties' Future Land Use designations and the policies of the Comprehensive Plan. **Staff original recommendation was for "Denial" as noted on report, however Applicant has requested "Full Cycle Deferral"; Staff supports this request.**

PLANNING COMMISSION VOTE: PENDING

COMMUNITY COUNCIL VOTE/RECOMMENDATION: DENIAL/8-0-1



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: May 07, 2019, 6:30 P.M.
Board of Commissioners Hearing Date: May 28, 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"/> Consistent | <input checked="" type="checkbox"/> 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: WITHDRAWAL WITHOUT PREJUDICE

The intent of the Light Industrial Character Area is to identify areas appropriate for industrial type uses. The location of these areas shall preserve the appeal and appearance of residential and commercial areas from the prospective intrusion of light industrial land uses. Light Industrial Character Area Policy number three (3) states that the Light Industrial Character Area exists to ‘Protect the encroachment of industrial uses into established residential areas.’

The subject parcels are adjacent on all sides to parcels that have a Suburban Character Area designation. The Suburban Character Area designation’s intent is to preserve established residential areas. This application to amend the subject

parcels' Future Land Use is inconsistent with the surrounding properties' Future Land Use and the policies of the Comprehensive Plan.

Because of these factors, the applicant expressed a desire to **Withdraw this application Without Prejudice** and pursue a rezoning commensurate with the existing Land Use. Staff supports this request.

Attachments:

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

(NI)

COMMENTS FORM:

PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: 19-19-1235181 Parcel I.D. #: 16-189, 01-002
Address: 14224 1460 Rock Chapel Road
Lithonia, Ga

Adjacent Roadway (s):

(classification)

Capacity (TPD) _____
Latest Count (TPD) _____
Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____
Existing right of way width _____
Proposed number of traffic lanes _____
Proposed right of way width _____

Capacity (TPD) _____
Latest Count (TPD) _____
Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____
Existing right of way width _____
Proposed number of traffic lanes _____
Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

I did not see any traffic engineering concerns at this time.

Signature: *[Handwritten Signature]*



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE M ALEXANDER mmalexander@dekalbcountyga.gov OR JOHN REID JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER

Case No.: LP-19-1235181

Parcel I.D. #: 16-189-01-002 & 16-189-01-003

Address: 1422 and 1450 Rock Chapel Road

Lithonia, Georgia

WATER:

Size of existing water main: 8" DI & 16" DI Water Main (adequate/inadequate)

Distance from property to nearest main: Adjacent to Property

Size of line required, if inadequate: N/A

SEWER:

Outfall Servicing Project: Johnson Creek Basin

Is sewer adjacent to property: Yes No If no, distance to nearest line: Approximately 211 feet South of Property

Water Treatment Facility: Pole Bridge WTF adequate inadequate

Sewage Capacity; * (MGPD)

Current Flow: 6.48 (MGPD)

COMMENTS:

* Please note that the sewer capacity has not been reviewed or approved for this project. A Sewer Capacity Request (SCR) must be completed and submitted for review. This can be a lengthy process and should be addressed early in the process.

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Signature: 

2/15/2019

To: Ms. Madolyn Spann, Planning Manager
Mr. John Reid, Senior Planner
From: Ryan Cira, Environmental Health Manager
Cc: Alan Gaines, Technical Services Manager
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

2/15/2019

N.1

LP-19-1235181/2019-3209/16-189-01-002, 16-189-01-003

1422 Rock Chapel Road, Lithonia, GA

Amendment

- Please see general comments.

N.2

Z-19-1235180/2019-3210/16-189-01-002, 16-189-01-003

1422 and 1450 Rock Chapel Road, Lithonia, GA

Amendment

- Please see general comments.

N.3

SLUP-19-1235326/ 2019-3211/18-154-02-154

1135 Chantilly Cres, Atlanta, GA 30324

Amendment

- Please see general comments.

N.4

Z-19-1243040/ 2019-3212 /18-154-02-154

1676 Rice Road, Lithonia, GA 30058

Amendment

- Septic installed on 8/19/1970, review comments.

Zoning Comments

N1 & N2. Rock Chapel Road is SR 124. GDOT review and permits required. . Contact Justin Hatch at GDOT District 7 (juhatch@dot.gov). Rock Chapel Road is classified as a major arterial. See Chapter 14-190 and Chapter 5 of the Zoning Code for required infrastructure improvements. Right of way dedication of 50 feet from centerline required. All public infrastructure is required on public right of way- even if it exceeds 50 feet from centerline. Applicant is encouraged to seek an access easement across private property to obtain access to the traffic signal at Rock Mountain Rd and Rock Chapel Road. Street lighting along Rock Chapel Road required.

N3. No customer parking within public right of way along Chantilly Road due to close proximity of multiple intersections. Chantilly Road is classified as a local road. See Chapter 14-190 and Chapter 5 of the Zoning Code for required infrastructure improvements. Right of way dedication of 27.5 feet from centerline of Chantilly Road. These requirements will be applied with any land development permits.

N4. Rice Road, Classified as a local road. No comment.

N5. Lexington Trace is classified as a local road. Agape Way is classified as a local road. Agape Road is located within the I-285 right of way. GDOT review and approval is required. Contact Justin Hatch at GDOT District 7 (juhatch@dot.gov). Applicant must coordinate with the Major Mobility Improvement Projects (MMIP) proposed managed lanes project along the east wall of I-285. Contact Tim Matthews (TMatthews@dot.ga.gov) prior to permitting. Local roads require a 27.5 foot right of way dedication from centerline, 5 foot landscape strip, 5 foot sidewalk. See Chapter 14-190 and Chapter 5 of the Zoning Code for required infrastructure improvements. Streetlights required. Infrastructure improvements required on all frontages.

N6. Nicole Lane is classified as a local road. Reginald Court is classified as a local road. No comment.

N7 & N8. E. Tupelo Street is classified as a local roads. Oldfield Road is classified as a local road. All local public roads require a 27.5 foot right of way from centerline, five foot landscape strip, five foot sidewalk and street lights. Infrastructure improvements required on all frontages. See Chapter 14-190 and Chapter 5 of the Zoning Code for required infrastructure improvements.

N9. Wellborn Road is classified as a collector road. Collector Roads require a 35 foot right of way dedication from centerline, 6 foot sidewalk, 4 bike lane, 5 foot landscape strip, and streetlights. Covington Hwy is classified as major arterial. Requires GDOT approval and review. Contact Justin Hatch at GDOT District 7 (juhatch@dot.gov). Major arterials require a 50 right of way dedication from centerline, 6 foot sidewalks, 4 foot bike lane, 5 foot landscape strip and street lights. Number of units requires two access points per code. Eliminate the acceleration lane at entrance. GDOT has just awarded an intersection project at the intersection of Covington Hwy at Wellborn Rd/Cove Lake Road. Coordinate with construction awarded to Baldwin Paving. Install a roundabout at the access point on Wellborn Road- eliminates the right turn lane and the left turn lane. The Transportation Division will support the one entrance with the installation of a roundabout, but still requires Board action to vary from the code.

N10. Flowers Road is classified as a collector road. . Collector Roads require a 35 foot right of way dedication from centerline, 6 foot sidewalk, 4 foot bike lake, 5 foot landscape strip, and streetlights. Covington Hwy is classified as major arterial. Extend infrastructure improvements along all property lines. Intersection, stopping and left turn sight distance required to be verified by Professional Engineer at entrance on Wellborn Road due to curve and possible hill crest along Wellborn Road. Minimum sight distance requirements must be met for permitting.



DEKALB COUNTY GOVERNMENT

PLANNING DEPARTMENT

The following areas below may warrant comments from the development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

Consult the DeKalb County Transportation Department prior to land development permit. Verify widths from the centerline of the roadways to the property line for possible right-of-way dedication. Improvements within the right-of-way may be required as a condition for land development application review approval. Safe vehicular circulation is required. Paved off-street parking is required.

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. The proposed use of the site is a stormwater hotspot. Recommend Low Impact Development features/Green Infrastructure be included in the proposed site design to protect as much as practicable.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area was not indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations.

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water buffer was not reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

- **Fire Safety**

Plans for land development permit must comply with Chapter 12 DeKalb County Code for fire protection and prevention.

| | | |
|---|--|--|
| Case No. LP-19-1235181 Project Name: Rose C. Evans | Existing FLU: Suburban (SUB) Proposed FLU: Light Industrial (M) | Staff Recommendation Denial |
|---|--|--|

Light Industrial Intent - The intent of the Light Industrial Character Area is to identify areas appropriate for industrial type uses. The location of these areas shall preserve the appeal and appearance of residential and commercial areas from the prospective intrusion of light industrial land uses. These areas consist of areas used in low intensity manufacturing, including wholesale trade, and distribution activities that do not generate excessive noise, vibration, air pollution or other nuisance characteristics.

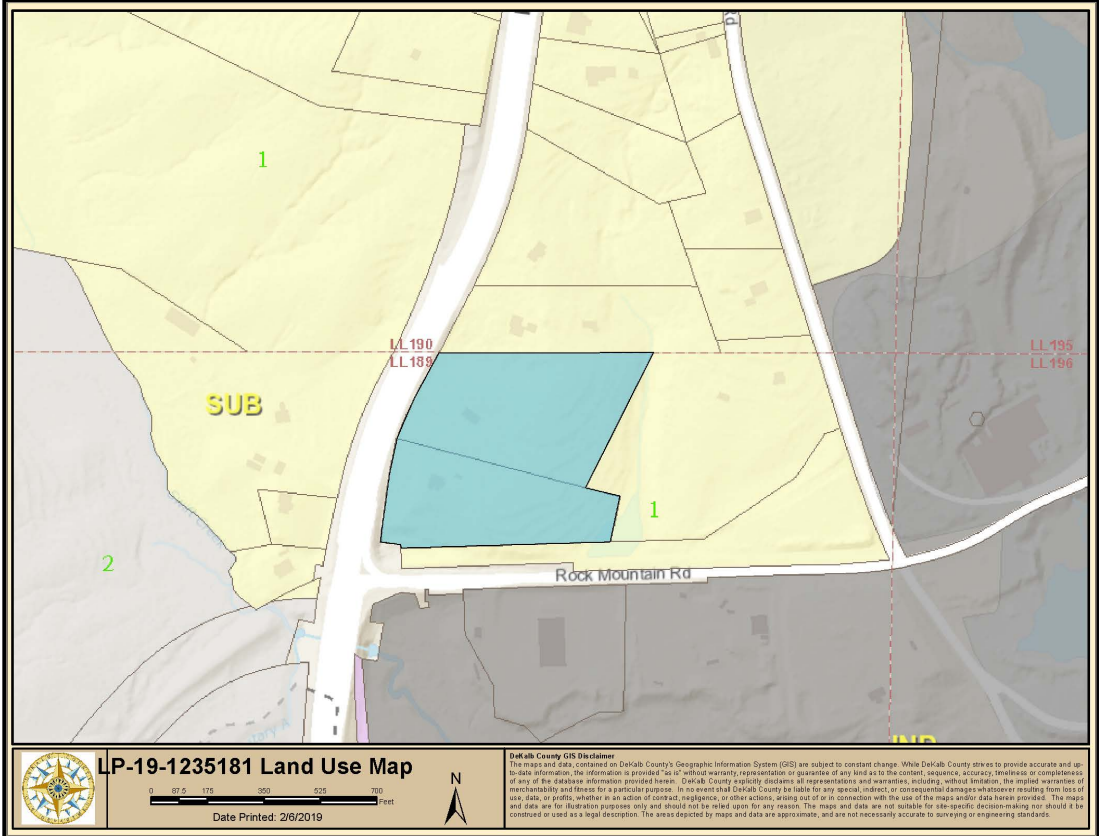
Light Industrial

Land Use
Town Center
120 dwelling units per acre

Primary Uses

- Light Industrial Uses
- Manufacturing
- Warehouse / Distribution
- Wholesale / Trade
- Automotive
- Accessory Commercial
- Educational Commercial
- Community Facilities

Future Land Use Map for Light Industrial



LP-19-1235181 Land Use Map

Date Printed: 2/6/2019

| | | | |
|----------------------------|---|-------------------------------------|--|
| Project Description | Address: 1422 & 1450 Rock Chapel Road | | |
| | Owner / Project Name: Arnold Bowen c/o Rose C. Evans | | |
| | Use | Square Feet (% of total dev) | Units (if applicable) |
| | Residential | | |
| | Commercial | | |
| | Office | | 1 existing house to be used as office space. |
| | Retail | | |
| Entertainment | | | |

| | Other | | | | 100% for the operation of a truck parking space | |
|--|---|-------------------------------------|-------------------------------------|-------------------------------------|---|--|
| | Total | | | | | |
| Light Industrial Character Area Policies | | Support to Staff Recommendation | | | Justification | |
| | | YES | NO | N/A | | |
| | Provide appropriate infrastructure support for industrial development in designated industrial areas. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| | 2. Buffer – Protect surrounding areas from the negative impacts of noise and light pollutants. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| | 3. Residential Protection - Prohibit the encroachment of industrial uses into established residential areas. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| | 4. Environmental Compatibility - Direct development to industrial districts located in areas with compatible soils drainage and other environmental characteristics. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| | 5. Zoning Compatibility - Protect existing and zoned undeveloped industrial land from unnecessary intrusion by conflicting land uses. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| | 6. Re-zoning - Minimize the rezoning of light industrial properties to residential uses. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| | 7. Future Designations - Designate specific areas through the use of zoning and other land use tools for industrial development. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| | 8. Retrofit - Develop or, where possible, retrofit property planned industrial parks with adequate water, sewer, storm-water, and transportation infrastructure for all component uses at build-out. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| | 9. Location of Centers - Locate industrial centers in areas with good access to highways. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| | 10. Landscaping - Incorporate landscaping and site design to soften or shield views of buildings and parking lots, loading docks, etc. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| | 11. Regulations Compatibility - Create and implement zoning and development regulations for industrial uses. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| | 12. Truck Routes - Designate truck routes to reduce noise, pollutants and traffic congestion in residential areas. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| | 13. Access Management - Provide access controls and management standards in compliance with the DeKalb County Transportation Plan. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| | 14. Adaptable Reuse - Convert obsolete and empty industrial buildings into multifamily and/or live-work establishments. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| | | | | | | |

DeKalb County Long Range Planning Division Supplemental Land Use Report *(for developments in Light Industrial)*

(In support of Section 27-7.3.4 of the DeKalb County Code states that the following standards and factors shall govern the review of all proposed amendments to the Official Zoning Map.)

| Questions | Compliant | | | Comments to support zoning proposal |
|--|-------------------------------------|-------------------------------------|-------------------------------------|---|
| | YES | NO | N/A | |
| A. Zoning proposal is in conformity with the policy and intent of the comprehensive plan: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | The site is located within a designated Town Center Character Area by the 2035 Comprehensive Plan. Regional Centers allow a residential density of up to 60 units per acre. |
| B. The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| C. The property to be affected by the zoning proposal has a reasonable economic use as currently zoned: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| D. The zoning proposal will adversely affect the existing use or usability of adjacent or nearby property: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| E. 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: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| F. The zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| G. The zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| H. The zoning proposal adversely impacts the environment or surrounding natural resources. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |

Economic Development Analysis

(Based on the 2014 DeKalb County Economic Strategic Plan)

| Policies | Compliance with the Strategic Plan | | | Additional comments that justify staff recommendation |
|--|------------------------------------|--------------------------|-------------------------------------|--|
| | Yes | No | N/A | |
| Target Industry and Niches <input type="checkbox"/> Click here if no Target Industry applies | | | | |
| Professional and Business Services (PBS) <input type="checkbox"/> Niche Markets: Entrepreneur-Enabled Businesses, E-commerce, Engineering, Creative Design, Consulting, Accounting, & Marketing <input type="checkbox"/> Criteria: Clean, Sustainable, Creative <input type="checkbox"/> Theme Elements: <ul style="list-style-type: none"> • <i>Job types:</i> knowledge, technical, and innovation workers. • <i>Entrepreneurship.</i> Businesses in this industry are typically small and locally owned. The opportunity for entrepreneurship is high. • <i>Business retention</i> efforts could be expanded to reduce the outflow of businesses and keep them operating within the county. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Supporting Information: Business services are, in their broadest sense, occupations geared toward providing services in the business world. Professional services are those requiring niche educational training, such as architects, engineers, accountants, doctors, and lawyers. Professional and Business Services (PBS) firms exist both as subsidiary operations for parent firms as well as outsourced third-party service providers. Entrepreneur business services is one of the fastest growing sectors of the US economy. Relevance to subject property: None |
| Life Sciences - Services, products, and activities that are broadly related to research, manufacturing and other activities focused upon or utilizing living organisms, with particular attention to activities relating to the maintenance or restoration of health. <input type="checkbox"/> Niche Markets: Biotechnology, Bioinformatics, Proteomics, Health IT, Senior Care Services <input type="checkbox"/> Criteria: Clean, Sustainable, Creative | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Supporting Information: The Life Sciences industry is currently one of the largest in the U.S. economy and is projected to undergo the swiftest growth in employment and wages among all industries over the next ten years. Life sciences relies on high levels of scientific and technology research, and therefore depends |

DeKalb County Long Range Planning Division Supplemental Land Use Report *(for developments in Light Industrial)*

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|---|--------------------------|--------------------------|---|
| <p><input type="checkbox"/> Theme elements:</p> <ul style="list-style-type: none"> Jobs types: knowledge, technical, and innovation workers. Progression in this industry relies on small businesses that pursue ideas and technological advancements made in the public sector. As businesses grow, access to larger markets becomes vita. Retention of existing companies is just as important as business attraction for sustained economic growth. | | | <p>heavily on research institutions such as universities. Moreover, funding requirements within the industry are substantial, placing companies and entrepreneurs that work within the industry in particular need of readily accessible venture capital, government funding, and other sources of funding.</p> <p>Relevance to subject property: None</p> |
| <p>Tourism - Tourism as an industry focuses on destinations, travelers, and the businesses that accommodate those travelers.</p> <p><input type="checkbox"/> Niche Markets: Cultural Tourism, Bed & Breakfast Inns, Youth Sporting Events, Dynamic Tour Packaging</p> <p><input type="checkbox"/> Criteria: Green, Sustainable, Creative</p> <p><input type="checkbox"/> Theme elements:</p> <ul style="list-style-type: none"> Job types: knowledge and innovation workers as well as semi-skilled workers. Those with an entrepreneurial passion can enter into this industry, which celebrates creativity and ingenuity. | <input type="checkbox"/> | <input type="checkbox"/> | <p>Supporting Information: Professions within it include travel agents, event planners, museum curators, archivists, and various supporting occupations. Being that tourism requires travel, the industry is not considered clean. In recent years, however, tourists have begun to turn toward green and other more socially conscious ways to experience their destinations.</p> <p>Eco-tourism looks to offset environmental costs associated with travel through environmentally friendly activities and accommodations. In this regard, some parts of the industry could be considered green. Tourism is also creative in that it is the energy, passion, and enriching experience that attract tourists to their destinations.</p> <p>Relevance to subject property: None</p> |
| <p>LOGISTICS - the process of planning, implementing, and controlling the efficient flow of goods and services through the supply chain from producer to consumer. Distribution includes all freight carriers (air, trucking, and intermodal) and warehousing.</p> <p><input type="checkbox"/> Niche Markets: Specialized Freight Trucking, Back Office Support Services, Truck Terminals, Warehouse Distribution.</p> <p><input type="checkbox"/> Criteria: Sustainable</p> <p><input type="checkbox"/> Theme elements:</p> <ul style="list-style-type: none"> Jobs are this industry include knowledge and technical workers as well as semiskilled workers. As technology and trade regulation continue to evolve, the Logistics industry has great opportunities for entrepreneurs to innovate new and more efficient ways to store and distribute goods. Retention of DeKalb's Logistics companies will be critical to the continued development of this industry. Many of those companies are located in the Southwest area of the county, where the location advantage is greatest. | <input type="checkbox"/> | <input type="checkbox"/> | <p>Supporting Information: Until recently, most manufacturing firms coordinated their own warehousing and flow mechanics. Now, these services are often outsourced to develop advanced just-in-time delivery systems. The integration of international trade, logistics, and distribution into one continuous supply chain driven by free trade has put this industry at the forefront of economic growth.</p> <p>Logistics and distribution companies that can capture small and medium sized businesses entering the global market will experience above average growth. These are the businesses that DeKalb County is best suited to support because of its proximity to major interstate corridors and transportation hubs as well as its reasonable labor costs.</p> <p>Relevance to subject property: None</p> |
| <p>CONSTRUCTION AND SUPPORT TRADES (CST) - Construction is the creation of improvement of man-made structures. It can include residential, commercial, and industrial building construction, or civil construction, which encompasses infrastructure and utilities.</p> <p><input type="checkbox"/> Niche Markets: Construction Materials Manufacturing, Contracting, Homebuilding</p> <p><input type="checkbox"/> Criteria: Clean</p> <p><input type="checkbox"/> Theme elements:</p> <ul style="list-style-type: none"> CST employs workers across the full spectrum of skill levels, from architects, to skilled tradesmen, to semi-skilled workers. | <input type="checkbox"/> | <input type="checkbox"/> | <p>Supporting Information: Construction support trades are those that enable but do not directly participate in construction operations, to include material and equipment providers and contractors. Construction was one of the industries hit hardest by the recession, as great economic uncertainty and liquidity issues caused both public and private entities to rethink new construction projects, or even abandon ongoing projects.</p> <p>Now that the economic recovery is picking up momentum, DeKalb County has an opportunity to capitalize on the nationwide resurgence in the</p> |

DeKalb County Long Range Planning Division Supplemental Land Use Report *(for developments in Light Industrial)*

| | | | |
|---|--------------------------|-------------------------------------|---|
| <ul style="list-style-type: none"> • Growing emphasis on green construction practices provides opportunities to entrepreneurs and innovators. • Retention of DeKalb’s existing CST firms will be essential to industry growth. | | | <p>industry. New technologies and eco-friendly construction practices provide a unique opportunity to DeKalb CST entities as they work to complete projects halted during the recession and work on new projects. An excellent example of such a project is the proposed redevelopment of the Doraville GM plant. The proposed conversion of the site into a “livable, mixed-use, transit oriented development” is an opportunity for a innovative, socially responsible industry resurgence and can serve as a model for similar projects in the future.</p> <p>Relevance to subject property: None</p> |
| <p>Advanced Manufacturing - Advanced manufacturing is a category of manufacturing that utilizes innovative technologies to make better products and improve the methods to produce those products.</p> <p><input type="checkbox"/> Niche Markets: Fabricated Metals Manufacturing, Medical Equipment and Supplies, Laboratory Equipment and Supplies, Light Manufacturing and Assembly.</p> <p><input type="checkbox"/> Criteria: Green and Creative</p> <p><input type="checkbox"/> Theme elements:</p> <ul style="list-style-type: none"> • Despite current trends, the jobs that remain in manufacturing will require a range of skills. Semi-skilled workers will be needed as well as workers that have specialized technical skills and also, workers that think in innovate ways. • Supporting entrepreneurs with new and exciting ways of commercializing advances in research can give this industry a much needed breath of fresh air. • Even though manufacturers are not quite as mobile as other businesses, the county must explore ways of keeping manufacturers operating within the county. | <input type="checkbox"/> | <input type="checkbox"/> | <p>Supporting Information: The future of manufacturing, in DeKalb County and nationally, is both quick and detailed, but is above all smarter. The kinds of manufacturers that can prosper in a new American economy need to “green” their production methods and think creatively about how consumers will use them.</p> <p>It is no secret that all kinds of manufacturing jobs have become harder to find in recent decades for American workers. Nearly every city in the country has seen a declining manufacturing base. Yet, between 2011 and 2012, there have been some signs of growth in certain manufacturing sectors. The impact that these kinds of jobs can have is huge for the places that can attract them.</p> <p>Relevance to subject property: None</p> |
| Improve Business Climate | | | |
| <p>Business Climate Action Plan</p> <ol style="list-style-type: none"> 1. Optimize Incentives 2. Support Entrepreneurs & Small Businesses 3. Support Existing Businesses & Foster Expansion 4. Finalize Implementation of Development Services Overhaul 5. Strengthen the Economic Development Organization 6. Improve Marketing, Branding, and Communication for the County & DADC | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Revitalize Commercial Corridors and Embrace New Employment Centers | | | |
| <p>Employment Centers Action Plan. Subject property / project provides the following (check all that apply):</p> <p><input type="checkbox"/> Incentivize redevelopment and build public/private partnerships</p> <p><input type="checkbox"/> Secure appropriate zoning. Rezone required? ___</p> <p><input type="checkbox"/> Appropriate marketing and branding for employment centers and target industries</p> <p><input type="checkbox"/> Creation of a new employment center in DeKalb County</p> <p><input type="checkbox"/> Encourage clustering through target industry support programs</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>Click “NO” if the property is not within an employment center.</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--|
| <u>Industry Characteristics</u> <ul style="list-style-type: none"> Target Area: Logistics, CST, Manufacturing Supporting Industries: Specialty Retail, General Retail, Educational Services | | | | |
| East Central DeKalb Employment Center Location (check one): <input type="checkbox"/> <u>Stone Mountain Industrial Park</u> : Located near the intersection of two major roads, this industrial park has a well-established CID and is a strong candidate for further development. <input type="checkbox"/> <u>Memorial Drive, I-285 Interchange</u> : Despite the presence of the county jail, the importance of this interchange and the proximity of a Transit Oriented Development priority MARTA station make this area viable for redevelopment. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| <u>Industry Characteristics</u> <ul style="list-style-type: none"> Target Area: Tourism, Logistics, CST Supporting Industries: General Retail, Educational Services | | | | |
| Southeast DeKalb Employment Center Location (check one) | | | | |
| <input type="checkbox"/> <u>I-285/Indian Creek MARTA Station</u> : Found along the border between Districts 4 and 5, this location houses both a MARTA station and open land which make it a potential candidate for further development (Currently a MARTA-only exit). | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> <u>I-285 / Covington Hwy</u> : This strategic intersection is centrally located in the county and already contains several retail and other commercial developments. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| <u>Industry Characteristics</u> <ul style="list-style-type: none"> Target Area: Life Sciences, Tourism, Logistics, Manufacturing Supporting Industries: General Retail, IT Services, Educational Services | | | | |
| Quality of Place Enhancements | | | | |
| New Employment Centers and the Comprehensive Plan | | | | |
| <input type="checkbox"/> <u>This project will initiate a land use amendment</u> : Public input is an essential to further assisting the viability of the proposed centers. We recommend incorporating the employment centers as part of the comprehensive plan, with neighborhood feedback for any potential zoning changes or proposed development. Likewise, land ownership patterns and other potential conflicts should be vetted to ensure proactive resolution of issues impacting the employment centers. | | | | |
| <input type="checkbox"/> <u>The project will provide connectivity for employment centers</u> : As part of the broader strategy, effort should be made to better connect the employment centers. This could be accomplished through improving existing road infrastructure and street connectivity in and around the centers. Additionally, consideration should be given to expanding transit options. While heavy rail expansions may be currently unattainable due to funding, more busing, increased car pool incentives and other measures can reduce traffic and increase commercial activity. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> <u>This project will create Gateways</u> : Another important way to integrate these employment centers in the Comp Plan and develop their identity is to encourage the creation of "gateways." These | | | | |

DeKalb County Long Range Planning Division Supplemental Land Use Report *(for developments in Light Industrial)*

| | | | |
|--|--------------------------|-------------------------------------|---|
| <p>gateways should include prominent and effective signage, landscaping, and a name that defines their identity. These gateways not only clearly delineate the geographical boundaries of the employment centers but also help develop a brand and culture around the employment centers and for the county.</p> | | | |
| <p>Game Changing / Catalytic Projects</p> <p><input type="checkbox"/> <u>Consider a multi-purpose Convention Center facility:</u> Trade and entertainment conventions attracts thousands of visitors who often spend several days patronizing local restaurants, hotels, and other establishments. DeKalb County is large enough to support a multipurpose convention center, and can act a competitive, low cost alternative to the City of Atlanta.</p> <p><input type="checkbox"/> <u>Consider a multi-purpose sportsplex facility:</u> Youth and amateur sports are quickly growing sectors of the American Tourism industry. As with the convention center, the international airport and multiple interstate highways make DeKalb a viable candidate to attract sports related events from across the region and the nation. By building a large, dedicated sports complex, DeKalb can capitalize on these advantages to become Georgia’s top destination for sports tournaments, training camps, and other events. Although such a project was considered not feasible in the past, another look into it is recommended as conditions for the such project may have changed.</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>Moreover, such a facility should accommodate local community needs such high school graduations, wedding events and other local events. The county’s proximity to the Jackson-Hartsfield Airport provides easy access from anywhere in the world, making DeKalb a viable candidate for major conventions. Implementation of this project could be greatly supported by a tourism mega site designation currently sought by the Development Authority and the Convention and Visitors Bureau.</p> |
| <p>Infrastructure and Aesthetics</p> <p><input type="checkbox"/> Utilization of CIDs and TADs to fund infrastructure and beautification projects, especially along South Memorial Drive.</p> <p><input type="checkbox"/> Highway interchange improvements are packaged to accommodate logistics industry in Moreland area.</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| | | | |

| Transportation Planning Analysis | | | | |
|---|-------------------------------------|--------------------------|-------------------------------------|---|
| <i>(Based on the DeKalb County 2014 Comprehensive Transportation Plan)</i> | | | | |
| Policies | Compliant with the CTP | | | Additional comments that justify staff recommendation |
| | Yes | No | N/A | |
| Functional Classification for the project site: <input type="checkbox"/> Freeway <input checked="" type="checkbox"/> Major Arterial <input type="checkbox"/> Minor Arterial <input type="checkbox"/> Collector <input type="checkbox"/> Local | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Rock Chapel Road is a truck route. |
| Freight <input checked="" type="checkbox"/> Located on a truck or sanitation route <input type="checkbox"/> Proximity of Landfill or Transfer Station <input checked="" type="checkbox"/> Located on a state route <input type="checkbox"/> Located in proximity of rail lines and / or crossings | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Access Management | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Complete Streets Policy County / Developer will consider installing bicycle and / or pedestrian facilities, and Transit facilities. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Design: The following street design guidelines and best practices are listed on page 16 in the Appendix document of the CTP. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Application: See page 16 in the Appendix document of the CTP | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Exemptions: <input type="checkbox"/> Roadway corridor legally prohibits specific users (e.g. bicyclists and pedestrians on interstate) <input type="checkbox"/> Cost of providing bicycle or pedestrian facilities is excessively disproportionate to the need or probable use <input type="checkbox"/> Absence of current and future need is documented <input type="checkbox"/> Roadways not owned or operated by DeKalb County. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Performance Measures. Success of complete streets include: <input type="checkbox"/> Miles of new on-street bicycle routes <input type="checkbox"/> Miles of new or reconstructed sidewalks <input type="checkbox"/> Percentage completion of bicycle and pedestrian networks as envisioned by the latest DeKalb County Comprehensive Transportation Plan <input type="checkbox"/> Increase in pedestrian and bicycle volumes along key corridors | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Human Services Transportation | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Bicycle and Pedestrian Level of Service Goals and Connectivity <input type="checkbox"/> LOS B (within an activity center) <input type="checkbox"/> LOS C (not within an activity center) <input type="checkbox"/> Existing PATH Trail | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Priority Bicycle Network <input type="checkbox"/> First Tier Priority Network <input type="checkbox"/> Second Tier Priority Network <input type="checkbox"/> Existing PATH <input type="checkbox"/> Future PATH | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| MARTA and TOD | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Bus Routes <input type="checkbox"/> Project is on a bus route <input type="checkbox"/> Project is near a bus route <input type="checkbox"/> Project is not close to a bus route | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Transit Stations <input type="checkbox"/> Project is on a transit station site | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |

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| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> Project is near a transit station <input type="checkbox"/> Project is not close to a transit station | | | | |
| Priority Projects for DeKalb County <input type="checkbox"/> Tier 1 <input type="checkbox"/> Tier 2 <input type="checkbox"/> Tier 3 <input checked="" type="checkbox"/> None | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | If boxes are checked, list the specific projects here: |



2010 Census Profile

13089023315
Area: 9.14 square miles

Prepared by Esri

| | 2000 | 2010 | 2000-2010 Annual Rate |
|--|-------|---------------|--------------------------|
| Population | 2,878 | 5,302 | 6.30% |
| Households | 976 | 1,750 | 6.01% |
| Housing Units | 1,023 | 1,896 | 6.36% |
| Population by Race | | | |
| | | Number | Percent |
| Total | | 5,302 | 100.0% |
| Population Reporting One Race | | 5,213 | 98.3% |
| White | | 432 | 8.1% |
| Black | | 4,665 | 88.0% |
| American Indian | | 10 | 0.2% |
| Asian | | 33 | 0.6% |
| Pacific Islander | | 1 | 0.0% |
| Some Other Race | | 72 | 1.4% |
| Population Reporting Two or More Races | | 89 | 1.7% |
| Total Hispanic Population | | 170 | 3.2% |
| Population by Sex | | | |
| Male | | 2,501 | 47.2% |
| Female | | 2,801 | 52.8% |
| Population by Age | | | |
| Total | | 5,302 | 100.0% |
| Age 0 - 4 | | 367 | 6.9% |
| Age 5 - 9 | | 425 | 8.0% |
| Age 10 - 14 | | 498 | 9.4% |
| Age 15 - 19 | | 459 | 8.7% |
| Age 20 - 24 | | 335 | 6.3% |
| Age 25 - 29 | | 291 | 5.5% |
| Age 30 - 34 | | 373 | 7.0% |
| Age 35 - 39 | | 520 | 9.8% |
| Age 40 - 44 | | 414 | 7.8% |
| Age 45 - 49 | | 435 | 8.2% |
| Age 50 - 54 | | 413 | 7.8% |
| Age 55 - 59 | | 278 | 5.2% |
| Age 60 - 64 | | 204 | 3.8% |
| Age 65 - 69 | | 116 | 2.2% |
| Age 70 - 74 | | 79 | 1.5% |
| Age 75 - 79 | | 46 | 0.9% |
| Age 80 - 84 | | 31 | 0.6% |
| Age 85+ | | 18 | 0.3% |
| Age 18+ | | 3,701 | 69.8% |
| Age 65+ | | 290 | 5.5% |

Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.

| Households by Type | | |
|----------------------------------|-------|--------|
| Total | 1,750 | 100.0% |
| Households with 1 Person | 326 | 18.6% |
| Households with 2+ People | 1,424 | 81.4% |
| Family Households | 1,340 | 76.6% |
| Husband-wife Families | 783 | 44.7% |
| With Own Children | 401 | 22.9% |
| Other Family (No Spouse Present) | 557 | 31.8% |
| With Own Children | 332 | 19.0% |
| Nonfamily Households | 84 | 4.8% |
| All Households with Children | 843 | 48.2% |
| Multigenerational Households | 150 | 8.6% |
| Unmarried Partner Households | 129 | 7.4% |
| Male-female | 114 | 6.5% |
| Same-sex | 15 | 0.9% |
| Average Household Size | 3.01 | |

| Family Households by Size | | |
|----------------------------------|-------|--------|
| Total | 1,340 | 100.0% |
| 2 People | 387 | 28.9% |
| 3 People | 349 | 26.0% |
| 4 People | 308 | 23.0% |
| 5 People | 171 | 12.8% |
| 6 People | 75 | 5.6% |
| 7+ People | 50 | 3.7% |
| Average Family Size | 3.42 | |

| Nonfamily Households by Size | | |
|-------------------------------------|------|--------|
| Total | 410 | 100.0% |
| 1 Person | 326 | 79.5% |
| 2 People | 67 | 16.3% |
| 3 People | 12 | 2.9% |
| 4 People | 2 | 0.5% |
| 5 People | 2 | 0.5% |
| 6 People | 0 | 0.0% |
| 7+ People | 1 | 0.2% |
| Average Nonfamily Size | 1.27 | |

| Population by Relationship and Household Type | | |
|--|-------|--------|
| Total | 5,302 | 100.0% |
| In Households | 5,265 | 99.3% |
| In Family Households | 4,743 | 89.5% |
| Householder | 1,340 | 25.3% |
| Spouse | 783 | 14.8% |
| Child | 2,105 | 39.7% |
| Other relative | 359 | 6.8% |
| Nonrelative | 156 | 2.9% |
| In Nonfamily Households | 522 | 9.8% |
| In Group Quarters | 37 | 0.7% |
| Institutionalized Population | 5 | 0.1% |
| Noninstitutionalized Population | 32 | 0.6% |

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. Average family size excludes nonrelatives.

Source: U.S. Census Bureau, Census 2010 Summary File 1.



2010 Census Profile

13089023315
Area: 9.14 square miles

Prepared by Esri

| Family Households by Age of Householder | | |
|---|-----|--------------|
| Total | | 1,340 100.0% |
| Householder Age 15 - 44 | 629 | 46.9% |
| Householder Age 45 - 54 | 404 | 30.1% |
| Householder Age 55 - 64 | 195 | 14.6% |
| Householder Age 65 - 74 | 89 | 6.6% |
| Householder Age 75+ | 23 | 1.7% |

| Nonfamily Households by Age of Householder | | |
|--|-----|--------|
| Total | 410 | 100.0% |
| Householder Age 15 - 44 | 176 | 42.9% |
| Householder Age 45 - 54 | 108 | 26.3% |
| Householder Age 55 - 64 | 77 | 18.8% |
| Householder Age 65 - 74 | 29 | 7.1% |
| Householder Age 75+ | 20 | 4.9% |

| Households by Race of Householder | | |
|---------------------------------------|-------|--------|
| Total | 1,750 | 100.0% |
| Householder is White Alone | 198 | 11.3% |
| Householder is Black Alone | 1,499 | 85.7% |
| Householder is American Indian Alone | 5 | 0.3% |
| Householder is Asian Alone | 9 | 0.5% |
| Householder is Pacific Islander Alone | 0 | 0.0% |
| Householder is Some Other Race Alone | 18 | 1.0% |
| Householder is Two or More Races | 21 | 1.2% |
| Households with Hispanic Householder | 36 | 2.1% |

| Husband-wife Families by Race of Householder | | |
|---|-----|--------|
| Total | 783 | 100.0% |
| Householder is White Alone | 81 | 10.3% |
| Householder is Black Alone | 675 | 86.2% |
| Householder is American Indian Alone | 3 | 0.4% |
| Householder is Asian Alone | 6 | 0.8% |
| Householder is Pacific Islander Alone | 0 | 0.0% |
| Householder is Some Other Race Alone | 13 | 1.7% |
| Householder is Two or More Races | 5 | 0.6% |
| Husband-wife Families with Hispanic Householder | 24 | 3.1% |

| Other Families (No Spouse) by Race of Householder | | |
|---|-----|--------|
| Total | 557 | 100.0% |
| Householder is White Alone | 29 | 5.2% |
| Householder is Black Alone | 516 | 92.6% |
| Householder is American Indian Alone | 1 | 0.2% |
| Householder is Asian Alone | 1 | 0.2% |
| Householder is Pacific Islander Alone | 0 | 0.0% |
| Householder is Some Other Race Alone | 3 | 0.5% |
| Householder is Two or More Races | 7 | 1.3% |
| Other Families with Hispanic Householder | 9 | 1.6% |

| Nonfamily Households by Race of Householder | | |
|--|-----|--------|
| Total | 410 | 100.0% |
| Householder is White Alone | 88 | 21.5% |
| Householder is Black Alone | 308 | 75.1% |
| Householder is American Indian Alone | 1 | 0.2% |
| Householder is Asian Alone | 2 | 0.5% |
| Householder is Pacific Islander Alone | 0 | 0.0% |
| Householder is Some Other Race Alone | 2 | 0.5% |
| Householder is Two or More Races | 9 | 2.2% |
| Nonfamily Households with Hispanic Householder | 3 | 0.7% |

Source: U.S. Census Bureau, Census 2010 Summary File 1.



2010 Census Profile

13089023315
Area: 9.14 square miles

Prepared by Esri

Total Housing Units by Occupancy

| | | |
|--|-------|--------|
| Total | 1,896 | 100.0% |
| Occupied Housing Units | 1,750 | 92.3% |
| Vacant Housing Units | | |
| For Rent | 6 | 0.3% |
| Rented, not Occupied | 2 | 0.1% |
| For Sale Only | 56 | 3.0% |
| Sold, not Occupied | 7 | 0.4% |
| For Seasonal/Recreational/Occasional Use | 7 | 0.4% |
| For Migrant Workers | 0 | 0.0% |
| Other Vacant | 68 | 3.6% |
| Total Vacancy Rate | 7.7% | |

Households by Tenure and Mortgage Status

| | | |
|----------------------------|-------|--------|
| Total | 1,750 | 100.0% |
| Owner Occupied | 1,534 | 87.7% |
| Owned with a Mortgage/Loan | 1,456 | 83.2% |
| Owned Free and Clear | 78 | 4.5% |
| Average Household Size | 2.93 | |
| Renter Occupied | 216 | 12.3% |
| Average Household Size | 3.59 | |

Owner-occupied Housing Units by Race of Householder

| | | |
|--|-------|--------|
| Total | 1,534 | 100.0% |
| Householder is White Alone | 174 | 11.3% |
| Householder is Black Alone | 1,326 | 86.4% |
| Householder is American Indian Alone | 5 | 0.3% |
| Householder is Asian Alone | 4 | 0.3% |
| Householder is Pacific Islander Alone | 0 | 0.0% |
| Householder is Some Other Race Alone | 12 | 0.8% |
| Householder is Two or More Races | 13 | 0.8% |
| Owner-occupied Housing Units with Hispanic Householder | 26 | 1.7% |

Renter-occupied Housing Units by Race of Householder

| | | |
|---|-----|--------|
| Total | 216 | 100.0% |
| Householder is White Alone | 24 | 11.1% |
| Householder is Black Alone | 173 | 80.1% |
| Householder is American Indian Alone | 0 | 0.0% |
| Householder is Asian Alone | 5 | 2.3% |
| Householder is Pacific Islander Alone | 0 | 0.0% |
| Householder is Some Other Race Alone | 6 | 2.8% |
| Householder is Two or More Races | 8 | 3.7% |
| Renter-occupied Housing Units with Hispanic Householder | 10 | 4.6% |

Average Household Size by Race/Hispanic Origin of Householder

| | |
|---------------------------------------|------|
| Householder is White Alone | 2.19 |
| Householder is Black Alone | 3.10 |
| Householder is American Indian Alone | 2.60 |
| Householder is Asian Alone | 3.11 |
| Householder is Pacific Islander Alone | 0.00 |
| Householder is Some Other Race Alone | 4.44 |
| Householder is Two or More Races | 3.19 |
| Householder is Hispanic | 4.42 |

Source: U.S. Census Bureau, Census 2010 Summary File 1.



ACS Housing Summary

13089023315
Area: 9.14 square miles

Prepared by Esri

| | 2012-2016 ACS Estimate | Percent | MOE(±) | Reliability |
|---|---------------------------|---------|----------|-------------|
| TOTALS | | | | |
| Total Population | 4,969 | | 527 | High |
| Total Households | 1,700 | | 157 | High |
| Total Housing Units | 1,981 | | 184 | High |
| OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS | | | | |
| Total | 1,434 | 100.0% | 153 | High |
| Housing units with a mortgage/contract to purchase/similar debt | 1,304 | 90.9% | 158 | High |
| Second mortgage only | 105 | 7.3% | 65 | Medium |
| Home equity loan only | 23 | 1.6% | 22 | Low |
| Both second mortgage and home equity loan | 0 | 0.0% | 0 | |
| No second mortgage and no home equity loan | 1,176 | 82.0% | 148 | High |
| Housing units without a mortgage | 130 | 9.1% | 57 | Medium |
| AVERAGE VALUE BY MORTGAGE STATUS | | | | |
| Housing units with a mortgage | \$142,185 | | \$25,658 | High |
| Housing units without a mortgage | \$140,231 | | \$91,473 | Medium |
| OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS & SELECTED MONTHLY OWNER COSTS | | | | |
| Total | 1,434 | 100.0% | 153 | High |
| With a mortgage: Monthly owner costs as a percentage of household income in past 12 months | | | | |
| Less than 10.0 percent | 57 | 4.0% | 35 | Medium |
| 10.0 to 14.9 percent | 131 | 9.1% | 63 | Medium |
| 15.0 to 19.9 percent | 228 | 15.9% | 97 | Medium |
| 20.0 to 24.9 percent | 201 | 14.0% | 90 | Medium |
| 25.0 to 29.9 percent | 193 | 13.5% | 80 | Medium |
| 30.0 to 34.9 percent | 88 | 6.1% | 68 | Low |
| 35.0 to 39.9 percent | 92 | 6.4% | 62 | Low |
| 40.0 to 49.9 percent | 72 | 5.0% | 50 | Low |
| 50.0 percent or more | 242 | 16.9% | 97 | Medium |
| Not computed | 0 | 0.0% | 0 | |
| Without a mortgage: Monthly owner costs as a percentage of household income in past 12 months | | | | |
| Less than 10.0 percent | 102 | 7.1% | 49 | Medium |
| 10.0 to 14.9 percent | 12 | 0.8% | 19 | Low |
| 15.0 to 19.9 percent | 8 | 0.6% | 12 | Low |
| 20.0 to 24.9 percent | 0 | 0.0% | 0 | |
| 25.0 to 29.9 percent | 0 | 0.0% | 0 | |
| 30.0 to 34.9 percent | 0 | 0.0% | 0 | |
| 35.0 to 39.9 percent | 0 | 0.0% | 0 | |
| 40.0 to 49.9 percent | 8 | 0.6% | 14 | Low |
| 50.0 percent or more | 0 | 0.0% | 0 | |
| Not computed | 0 | 0.0% | 0 | |



ACS Housing Summary

13089023315
Area: 9.14 square miles

Prepared by Esri

| | 2012-2016 ACS Estimate | Percent | MOE(±) | Reliability |
|--|---------------------------|---------|--------|-------------|
| RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT | | | | |
| Total | 266 | 100.0% | 125 | High |
| With cash rent | 266 | 100.0% | 125 | High |
| Less than \$100 | 0 | 0.0% | 0 | |
| \$100 to \$149 | 0 | 0.0% | 0 | |
| \$150 to \$199 | 0 | 0.0% | 0 | |
| \$200 to \$249 | 0 | 0.0% | 0 | |
| \$250 to \$299 | 0 | 0.0% | 0 | |
| \$300 to \$349 | 0 | 0.0% | 0 | |
| \$350 to \$399 | 0 | 0.0% | 0 | |
| \$400 to \$449 | 0 | 0.0% | 0 | |
| \$450 to \$499 | 0 | 0.0% | 0 | |
| \$500 to \$549 | 0 | 0.0% | 0 | |
| \$550 to \$599 | 0 | 0.0% | 0 | |
| \$600 to \$649 | 0 | 0.0% | 0 | |
| \$650 to \$699 | 0 | 0.0% | 0 | |
| \$700 to \$749 | 9 | 3.4% | 15 | Low |
| \$750 to \$799 | 33 | 12.4% | 54 | Low |
| \$800 to \$899 | 8 | 3.0% | 16 | Low |
| \$900 to \$999 | 49 | 18.4% | 51 | Low |
| \$1,000 to \$1,249 | 132 | 49.6% | 89 | Low |
| \$1,250 to \$1,499 | 35 | 13.2% | 54 | Low |
| \$1,500 to \$1,999 | 0 | 0.0% | 0 | |
| \$2,000 to \$2,499 | 0 | 0.0% | 0 | |
| \$2,500 to \$2,999 | 0 | 0.0% | 0 | |
| \$3,000 to \$3,499 | 0 | 0.0% | 0 | |
| \$3,500 or more | 0 | 0.0% | 0 | |
| No cash rent | 0 | 0.0% | 0 | |
| Median Contract Rent | \$1,064 | | N/A | |
| Average Contract Rent | \$1,065 | | \$717 | Low |
| RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT | | | | |
| Total | 266 | 100.0% | 125 | High |
| Pay extra for one or more utilities | 257 | 96.6% | 125 | High |
| No extra payment for any utilities | 9 | 3.4% | 14 | Low |
















ACS Housing Summary

13089023315
Area: 9.14 square miles

Prepared by Esri

| | 2012-2016 ACS Estimate | Percent | MOE(±) | Reliability |
|---|---------------------------|---------|--------|-------------|
| HOUSING UNITS BY UNITS IN STRUCTURE | | | | |
| Total | 1,981 | 100.0% | 184 | High |
| 1, detached | 1,955 | 98.7% | 183 | High |
| 1, attached | 10 | 0.5% | 17 | Low |
| 2 | 9 | 0.5% | 15 | Low |
| 3 or 4 | 0 | 0.0% | 0 | |
| 5 to 9 | 0 | 0.0% | 0 | |
| 10 to 19 | 0 | 0.0% | 0 | |
| 20 to 49 | 0 | 0.0% | 0 | |
| 50 or more | 0 | 0.0% | 0 | |
| Mobile home | 7 | 0.4% | 12 | Low |
| Boat, RV, van, etc. | 0 | 0.0% | 0 | |
| HOUSING UNITS BY YEAR STRUCTURE BUILT | | | | |
| Total | 1,981 | 100.0% | 184 | High |
| Built 2014 or later | 0 | 0.0% | 0 | |
| Built 2010 to 2013 | 7 | 0.4% | 12 | Low |
| Built 2000 to 2009 | 785 | 39.6% | 160 | Medium |
| Built 1990 to 1999 | 501 | 25.3% | 128 | Medium |
| Built 1980 to 1989 | 404 | 20.4% | 150 | Medium |
| Built 1970 to 1979 | 186 | 9.4% | 80 | Medium |
| Built 1960 to 1969 | 73 | 3.7% | 64 | Low |
| Built 1950 to 1959 | 16 | 0.8% | 18 | Low |
| Built 1940 to 1949 | 0 | 0.0% | 0 | |
| Built 1939 or earlier | 9 | 0.5% | 14 | Low |
| Median Year Structure Built | 1996 | | N/A | |
| OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT | | | | |
| Total | 1,700 | 100.0% | 157 | High |
| Owner occupied | | | | |
| Moved in 2015 or later | 33 | 1.9% | 43 | Low |
| Moved in 2010 to 2014 | 234 | 13.8% | 107 | Medium |
| Moved in 2000 to 2009 | 752 | 44.2% | 165 | Medium |
| Moved in 1990 to 1999 | 356 | 20.9% | 94 | Medium |
| Moved in 1980 to 1989 | 26 | 1.5% | 21 | Low |
| Moved in 1979 or earlier | 33 | 1.9% | 22 | Low |
| Renter occupied | | | | |
| Moved in 2015 or later | 44 | 2.6% | 57 | Low |
| Moved in 2010 to 2014 | 167 | 9.8% | 99 | Medium |
| Moved in 2000 to 2009 | 55 | 3.2% | 53 | Low |
| Moved in 1990 to 1999 | 0 | 0.0% | 0 | |
| Moved in 1980 to 1989 | 0 | 0.0% | 0 | |
| Moved in 1979 or earlier | 0 | 0.0% | 0 | |
| Median Year Householder Moved Into Unit | 2005 | | N/A | |




| | 2012-2016 | | | |
|---|--------------|---------|--------|---|
| | ACS Estimate | Percent | MOE(±) | Reliability |
| OCCUPIED HOUSING UNITS BY HOUSE HEATING FUEL | | | | |
| Total | 1,700 | 100.0% | 157 |  |
| Utility gas | 1,234 | 72.6% | 162 |  |
| Bottled, tank, or LP gas | 0 | 0.0% | 0 | |
| Electricity | 466 | 27.4% | 136 |  |
| Fuel oil, kerosene, etc. | 0 | 0.0% | 0 | |
| Coal or coke | 0 | 0.0% | 0 | |
| Wood | 0 | 0.0% | 0 | |
| Solar energy | 0 | 0.0% | 0 | |
| Other fuel | 0 | 0.0% | 0 | |
| No fuel used | 0 | 0.0% | 0 | |
| OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE | | | | |
| Total | 1,700 | 100.0% | 157 |  |
| Owner occupied | | | | |
| No vehicle available | 5 | 0.3% | 9 |  |
| 1 vehicle available | 436 | 25.6% | 120 |  |
| 2 vehicles available | 592 | 34.8% | 141 |  |
| 3 vehicles available | 374 | 22.0% | 111 |  |
| 4 vehicles available | 27 | 1.6% | 24 |  |
| 5 or more vehicles available | 0 | 0.0% | 0 | |
| Renter occupied | | | | |
| No vehicle available | 0 | 0.0% | 0 | |
| 1 vehicle available | 162 | 9.5% | 103 |  |
| 2 vehicles available | 96 | 5.6% | 79 |  |
| 3 vehicles available | 8 | 0.5% | 16 |  |
| 4 vehicles available | 0 | 0.0% | 0 | |
| 5 or more vehicles available | 0 | 0.0% | 0 | |
| Average Number of Vehicles Available | 1.9 | | 0.3 |  |

Data Note: N/A means not available.

2012-2016 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2012-2016 ACS estimates, five-year period data collected monthly from January 1, 2010 through December 31, 2014. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

Margin of error (MOE): The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

Reliability: These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

-  High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
-  Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow-use with caution.
-  Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.



Demographic and Income Profile

13089023315
Area: 9.14 square miles

Prepared by Esri

| Summary | Census 2010 | 2018 | 2023 |
|---------------------------------|-------------|-------|----------|
| Population | 5,302 | 5,905 | 6,264 |
| Households | 1,750 | 1,954 | 2,072 |
| Families | 1,340 | 1,486 | 1,571 |
| Average Household Size | 3.01 | 3.01 | 3.01 |
| Owner Occupied Housing Units | 1,534 | 1,687 | 1,811 |
| Renter Occupied Housing Units | 216 | 267 | 261 |
| Median Age | 33.7 | 34.7 | 34.2 |
| Trends: 2018 - 2023 Annual Rate | Area | State | National |
| Population | 1.19% | 1.10% | 0.83% |
| Households | 1.18% | 1.08% | 0.79% |
| Families | 1.12% | 0.99% | 0.71% |
| Owner HHs | 1.43% | 1.52% | 1.16% |
| Median Household Income | 1.89% | 1.68% | 2.50% |

| Households by Income | 2018 | | 2023 | |
|--------------------------|----------|---------|----------|---------|
| | Number | Percent | Number | Percent |
| <\$15,000 | 174 | 8.9% | 168 | 8.1% |
| \$15,000 - \$24,999 | 116 | 5.9% | 117 | 5.6% |
| \$25,000 - \$34,999 | 133 | 6.8% | 127 | 6.1% |
| \$35,000 - \$49,999 | 239 | 12.2% | 226 | 10.9% |
| \$50,000 - \$74,999 | 435 | 22.3% | 430 | 20.8% |
| \$75,000 - \$99,999 | 364 | 18.6% | 389 | 18.8% |
| \$100,000 - \$149,999 | 282 | 14.4% | 322 | 15.5% |
| \$150,000 - \$199,999 | 110 | 5.6% | 141 | 6.8% |
| \$200,000+ | 101 | 5.2% | 152 | 7.3% |
| Median Household Income | \$65,894 | | \$72,371 | |
| Average Household Income | \$83,068 | | \$95,157 | |
| Per Capita Income | \$27,703 | | \$31,678 | |

| Population by Age | Census 2010 | | 2018 | | 2023 | |
|-------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 367 | 6.9% | 368 | 6.2% | 395 | 6.3% |
| 5 - 9 | 425 | 8.0% | 384 | 6.5% | 398 | 6.4% |
| 10 - 14 | 498 | 9.4% | 400 | 6.8% | 416 | 6.6% |
| 15 - 19 | 459 | 8.7% | 400 | 6.8% | 377 | 6.0% |
| 20 - 24 | 335 | 6.3% | 419 | 7.1% | 352 | 5.6% |
| 25 - 34 | 664 | 12.5% | 1,005 | 17.0% | 1,302 | 20.8% |
| 35 - 44 | 934 | 17.6% | 782 | 13.2% | 868 | 13.9% |
| 45 - 54 | 848 | 16.0% | 850 | 14.4% | 762 | 12.2% |
| 55 - 64 | 482 | 9.1% | 762 | 12.9% | 710 | 11.3% |
| 65 - 74 | 195 | 3.7% | 382 | 6.5% | 482 | 7.7% |
| 75 - 84 | 77 | 1.5% | 124 | 2.1% | 167 | 2.7% |
| 85+ | 18 | 0.3% | 29 | 0.5% | 35 | 0.6% |

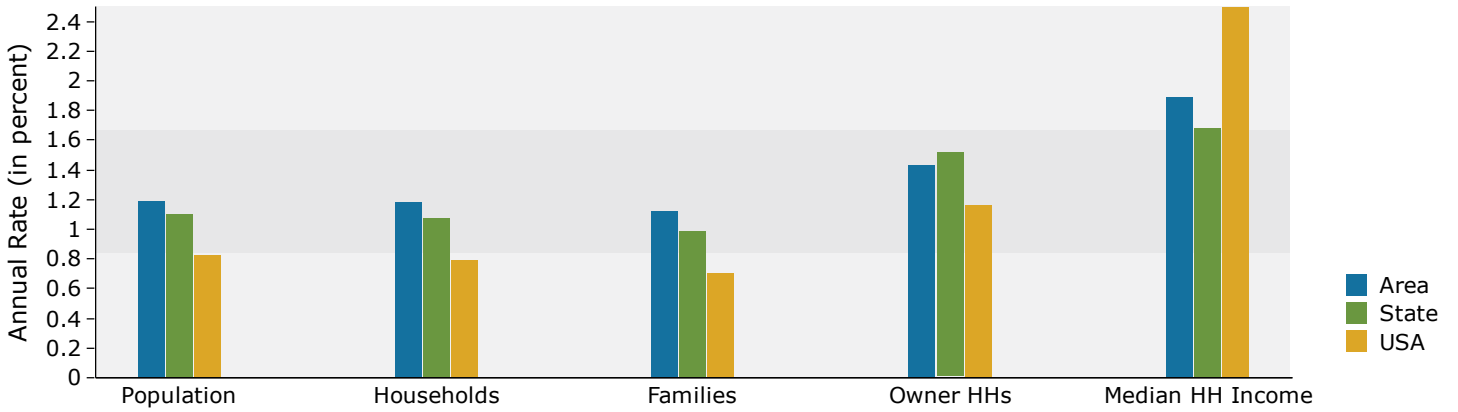
| Race and Ethnicity | Census 2010 | | 2018 | | 2023 | |
|----------------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 432 | 8.1% | 477 | 8.1% | 495 | 7.9% |
| Black Alone | 4,665 | 88.0% | 5,182 | 87.8% | 5,486 | 87.6% |
| American Indian Alone | 10 | 0.2% | 10 | 0.2% | 10 | 0.2% |
| Asian Alone | 33 | 0.6% | 48 | 0.8% | 63 | 1.0% |
| Pacific Islander Alone | 1 | 0.0% | 1 | 0.0% | 1 | 0.0% |
| Some Other Race Alone | 72 | 1.4% | 74 | 1.3% | 78 | 1.2% |
| Two or More Races | 89 | 1.7% | 113 | 1.9% | 131 | 2.1% |
| Hispanic Origin (Any Race) | 170 | 3.2% | 179 | 3.0% | 193 | 3.1% |

Data Note: Income is expressed in current dollars.

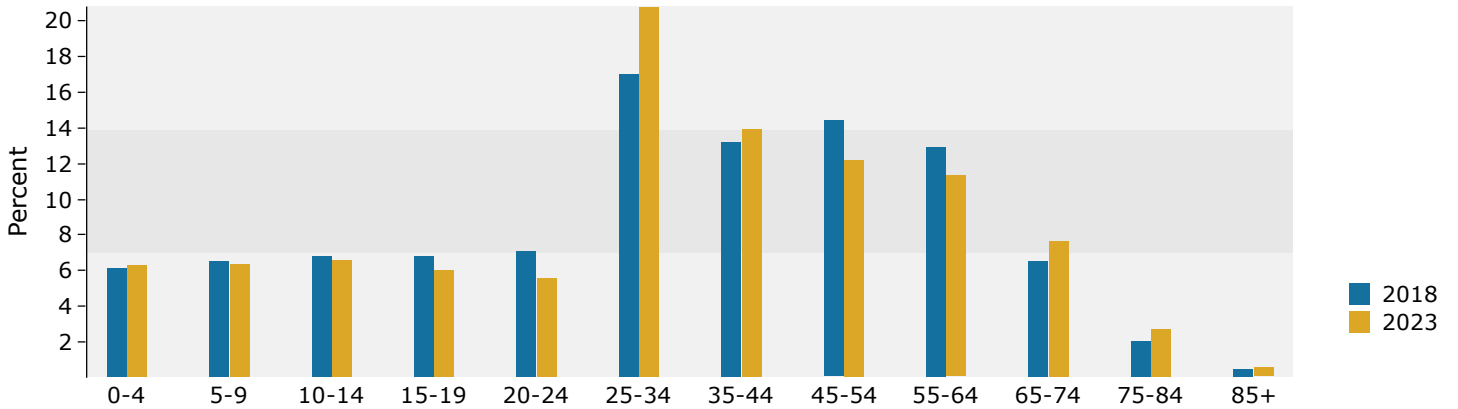
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

February 15, 2019

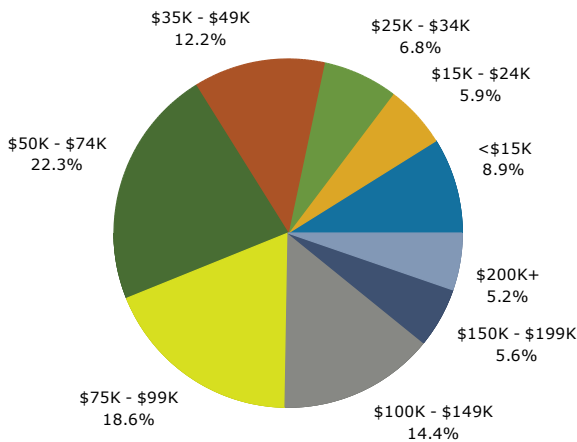
Trends 2018-2023



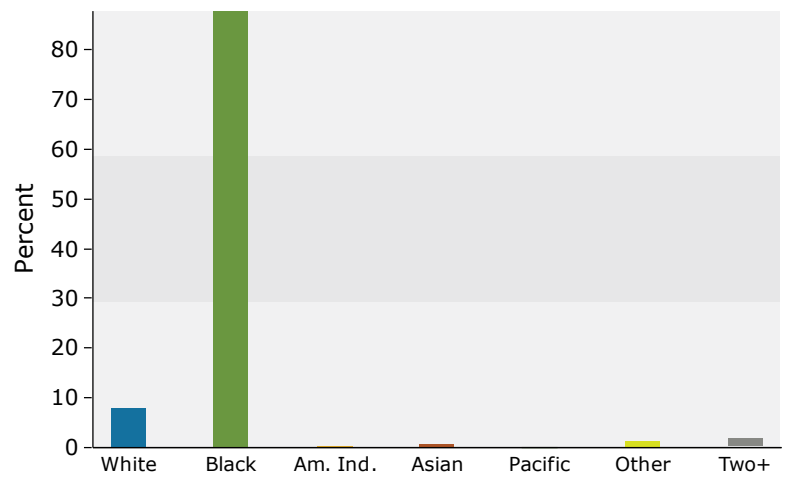
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 3.0%



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.

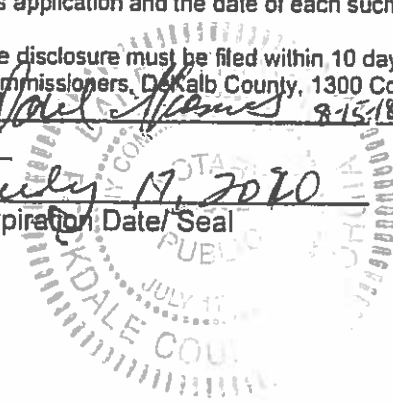
The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

David Thomas 8/15/18
Rose Evans

SIGNATURE OF APPLICANT

July 17, 2020
Expiration Date/Seal

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



August 15, 2018

DeKalb County Zoning
330 West Ponce De Leon Ave
Decatur, GA 30030

CC: Arnold Bowen
3456 E HIGHTOWER TRL
CONYERS GA 30012

Letter of Intent: 1422 Rock Chapel Rd
1450 Rock Chapel Rd

LAND USE CHANGE

To whom it may concern,

I, Rose Evans (A licensed real estate agent within the state of Georgia) am submitting this Letter of Intent on behalf of the above property(s) owner Mr. Arnold Bowen for land use change.

I am asking for this land use change of these two parcels of land from Residential to Industrial use because there is a growing demand for truck parking in this area. There are over 100 new small trucking businesses within the 5 mile radius who are looking for truck parking.

1422 Rock Chapel Rd (parcel ID 16 18 01 003) is a 5.25 acres with a small one story building that will be use as for office and 1450 Rock Chapel Rd (parcel ID 16 18 01 002) is a 3.9 acres vacant lot. Both properties are owned by Mr. Arnold Bowen. The intent is to change the land use from residential, ~~R-100~~ ^{Suburban LIND} to ~~M~~ for Industrial use. These two properties will be used for Parking for a potential trucking company.

1422 Rock Chapel Rd and 1450 Rock Chapel Rd are adjacent properties to each another. The properties are located on the corner to the intersection of Rock Mountain Rd and Rock Chapel Rd (See Exhibit A). This intersection, in which the properties sit on the corner lot, is the cusp of the Lithonia Industrial Zone, where many industrial business (such as Martin Marietta Lithonia Quarry, Quikrette, USA Ready Mix, War Trucking, Blue Circle Aggregates, and WAR Trucking LLC), also, Pittman Construction Company is a Asphalt Plant, Gravel Mix, heavy duty highway equipment and paving company is located directly behind the subject properties at 2250 Stephenson Rd, Lithonia, GA 30058. These properties are within .02 miles of the above listed properties.

If you have any questions about this project you can reach me directly at 770-256-6088.

Sincerely,



Rose Evans

1422 & 1450 Rock Chapel Rd
Lithonia, GA 30058

DEED BOOK 25765 Pg 779
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 189 OF THE 16TH DISTRICT OF DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

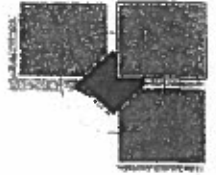
BEGINNING AT THE POINT FORMED BY THE INTERSECTION OF THE SOUTHEASTERN SIDE OF ROCK CHAPEL ROAD WITH THE NORTHERN LAND LOT LINE OF LAND LOT 189 AND RUNNING THENCE NORTH 88 DEGREES, 26 MINUTES EAST ALONG THE NORTHERN LAND LOT LINE OF LAND LOT 189, 570 FEET TO A POINT; RUNNING THENCE SOUTHWESTERLY 428 FEET TO A POINT; RUNNING THENCE NORTH 77 DEGREES, 10 MINUTES WEST 560 FEET TO A POINT LOCATED ON THE SOUTHEASTERN SIDE OF ROCK CHAPEL ROAD; RUNNING THENCE NORTH 27 DEGREES, 24 MINUTES EAST ALONG THE SOUTHEASTERN SIDE OF ROCK CHAPEL ROAD 296 FEET TO AN IRON PIN AND THE POINT OF BEGINNING.

TOGETHER WITH:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 189 OF THE 16TH DISTRICT OF DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LAND LOT LINE OF LAND LOT 189 AND THE SOUTHEAST RIGHT OF WAY OF ROCK CHAPEL ROAD; THENCE NORTH 88 DEGREES, 26 MINUTES, 00 SECONDS EAST 542.67 FEET TO THE TRUE POINT OF BEGINNING. FROM SAID TRUE POINT OF BEGINNING, PROCEED NORTH 88 DEGREES, 26 MINUTES, 00 SECONDS EAST 118.65 FEET TO A 6 INCH SQUARE GRANITE STONE FOUND; THENCE RUNNING SOUTH 24 DEGREES, 42 MINUTES 00 SECONDS WEST 467.44 FEET TO A POINT; THENCE RUNNING NORTH 77 DEGREES 16 MINUTES 00 SECONDS WEST 85.32 FEET TO A POINT; THENCE RUNNING NORTH 21 DEGREES 49 MINUTES 55 SECONDS EAST 433.38 FEET TO A POINT.

LESS AND EXCEPT THAT CERTAIN LAND CONVEYED BY RIGHT OF WAY DEEDS RECORDED IN DEKALB COUNTY DEED BOOK/PAGE: 3367/131 AND 9886/311.



PRE-APPLICATION
REZONES, LAND USE AND SPECIAL LAND USE
(Pre-application required by appointment prior to filing; submit copy at filing)

Property Frontage/Address: 1422, Rock Chapel Rd
Parcel I.D.: _____ Acreage: 10 ac
Proposed Development Name: B+M Transport DRI? Yes No
Existing Development/Use: office
Proposed Use: truck parking Proposed Density/#Units: NA
Existing Zoning: R-100 Proposed Zoning: M
Existing Plan Designation: SUB Consistent Inconsistent
Current Land Use: SUB Proposed Land Use: Ind
Proposed Access: _____ Overlay District na
SLUP Request: na Art. 27: _____

Contact Person: Rose Evans Phone: 770 256 6088
Address: 106 Horseshoe Email: rose.evans100@yahoo.com
Horseshoe Springs Ct Conyers 30013

rose.evans100

Reviewed Required Submittals/ Schedule/DRI

Reviewed Zoning Standards/Reference Chapter 14

Discussed Consistency with Plan and Surrounding Zoning/Uses

SLUP Requirements/Supplemental Regs

Process explained to applicant:

Staff Comments: _____

MUSE

Planner

Date

RESIDENTS AND NEIGHBORS

Please join B&M Trucking and Transportation INC on Tuesday, April 17, 2018 at 6pm to discuss the proposed use and rezoning of the property at 1422 & 1450 Rock Chapel Rd, Lithonia GA 30058. We will be displaying our Proposed site plan for the public to view and talking with neighbors about our community and how we can help it grow. The floor will be open to residents for any questions or concerns they may have about the rezoning of this property.

The meeting will be held at Five Star Insurance School Building at 2093 Rock Chapel Rd Lithonia GA 30058 from 6pm to 7pm.

We look forward to seeing you there!

Subject: PRE - COMMUNITY MEETING - REZONING

From: rose.evans100@yahoo.com

To: dennisallen05@comcast.net; kbarksdal22@gmail.com; samsonburrell@yahoo.com;
dstcampbel@bellsouth.net; jancostello@gmail.com; Jaycunningham2014@yahoo.com;
marshalenglishsr@yahoo.com; mstonya@earthlink.net; mercernic451@gmail.com;
konceptatlanta@bellsouth.net; Jonathanjaypee@aol.com; dadrtrip@yahoo.com;
w_duan_williams@yahoo.com

Date: Monday, April 2, 2018 10:23:58 PM EDT

Dear Council members, please see attached notice for re-zoning of property located at 4022 and 4050 Rockchapel Rd, Lithonia, GA 30058. I am proposing a re-zoning change from R100 to M-1. This property is located in a Industrial.

The meeting is set for April 17, 2018 at 6pm at Five Star Insurance Company, 2093 Rockchapel Rd, Lithonia, GA 30058.

If you need reach me, you can email me or call me at 770-256-6088.

Sincerely,

Rose Evans



Scan1400.pdf
276.7kB

LAND USE AMENDMENT
1422 & 1450 Rock Chapel Rd, Lithonia, GA 30058

1) This land use proposal will indeed permit a use suitable in view of the use and development of adjacent properties. All the properties nearby to the subject are industrial and are already zoned M1. Such as: Martin Marietta Quarry, Quikrete, USA Ready Mix, War Trucking, Blue Circle Aggregates, and also Pittman Construction Company which is a Asphalt Plant, Gravel Mix and heavy duty highway equipment and paving Company. These companies are located directly behind the subject properties. These Companies are within .02 miles of the subject properties. The other neighboring properties are zoned R-100. It appears to be an industrial locale with very few residential occupied properties.

2) The adjacent properties will not be adversely affected by this zoning proposal. In fact, this zoning will affix to the neighborhood conformity with the existing use of usability of nearby real estate. The very limited number of residential zoned parcels will be industrial use in the near future to conform to neighborhood.

3) There is no foreseen burden impacting existing streets, transportation facilities, utilities, or schools. The use of the property will conform with the neighborhood along with other properties that are industrial use. Maintaining residential use would be difficult to access the main through way due to excessive traffic from commuters.

4) This land use proposal is in conformity with the policy and intent of the comprehensive plan of like properties currently Industrial use surrounding the subject property.

5) This land use changes will not adversely impact the environment or surrounding natural resources located on the subject's land nor the surrounding neighborhood. The property will only be utilized as a small commercial trucking company with gravel and asphalt paving.

6) This land use proposal will impact the properties adjoining governmental jurisdiction or county boundaries because the subject properties is not located near any governmental jurisdiction nor near any adjoining county boundaries. Therefore there is no limitation that reflect negative impact.

7) It is evident based on the current use of the surrounding properties that the area will remain industrial with minimal residential use. We expect the residential properties to also become industrial use in the near future. Therefore, the neighborhood will be commercial, industrial use. Property adjacent to the subject located at: 1226 Rock Chapel Road is currently listed for sale, home with one acre of land. Listing states that property has unlimited possibilities and potential commercial.

8) This land use proposal will not adversely affect historic building, sites, districts, or archaeological resources in the immediate area. The majority of historical parcels within this zip code are located in the city of Lithonia, 3-4 miles from the subject. The historical homes in that location are in conformity with the local historical market. There are very few historical properties outside the city limits.

ZONING IMPACT ANALYSIS

A) The zoning proposal is in conformity with the policy and intent of the comprehensive plan of like properties currently zoned M1, surrounding the subject property.

B) This zoning proposal will indeed permit a use suitable in view of the use and development of adjacent properties. All the properties nearby to the subject are industrial and are already zoned M1. Such as: Martin Marietta Quarry, Quikrete, USA Ready Mix, War Trucking, Blue Circle Aggregates, and also Pittman Construction Company which is a Asphalt Plant, Gravel Mix and heavy duty highway equipment and paving Company The other neighboring properties are zoned R-100. It appears to be an industrial locale with very few residential occupied properties.

C) The current zoning of R-100 is not the greatest use. The highest and best use for this property with the greatest economic use is to grant M-1 zoning. There are multiple Industrial businesses within .02 miles of the subject properties.

D) The adjacent properties will not be adversely affected by this zoning proposal. In fact, this zoning will affix to the neighborhood conformity with the existing use of usability of nearby real estate. The very limited number of residential zoned parcels will be re-zoned in the near future to conform to neighborhood.

E) It is evident based on the current use of the surrounding properties that the area will remain industrial with minimal residential use. We expect the residential properties to also become industrial zoned in the near future. Therefore, the neighborhood will be commercial, industrial use. Property adjacent to the subject located at: 1226 Rock Chapel Road is currently listed for sale, home with one acre of land. Listing states that property has unlimited possibilities and potential commercial.

F) This zoning proposal will not adversely affect historic building, sites, districts, or archaeological resources in the immediate area. The majority of historical parcels within this zip code are located in the city of Lithonia, 3-4 miles from the subject. The historical homes in that location are in conformity with the local historical market. There are very few historical properties outside the city limits.

G) There is no foreseen burden impacting existing streets, transportation facilities, utilities, or schools. The use of the property will conform with the neighborhood along with other properties that are zoned for industrial use. Maintaining residential use would be difficult to access the main through way due to excessive traffic from commuters.

H) Zoning changes will not adversely impact the environment or surrounding natural resources located on the subject's land nor the surrounding neighborhood. The property will only be utilized as a commercial trucking company with gravel and asphalt paving.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Disclosure of Campaign Contribution

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 \$250.00 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.

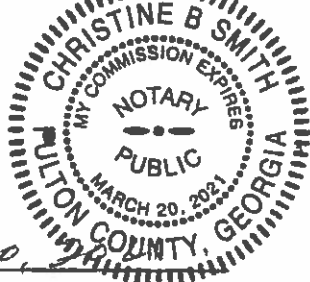
The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O and the Board of Commissions, DeKalb County, 1300 Commerce Drive, Decatur, Ga 30030.

Rose Eiland

Signature of Applicant

Check one: Owner Agent Date 1/11/19

Notary:



March 20, 2021
Expiration Date/Seal

*Notary not needed if answer is "No"

DEPARTMENT OF PLANNING & SUSTAINABILITY

LAND USE (FUTURE DEVELOPMENT) MAP AMENDMENT APPLICATION
AUTHORIZATION

Completion of this form is required if the individual making the request is not the owner of the property.

DATE: 1/11/19

CHECK TYPE OF APPLICATION:

LAND USE MAP AMENDMENT

REZONE

MINOR MODIFICATION

SPECIAL LAND USE PERMIT

TO WHOM IT MAY CONCERN:

(I) / (WE), Arnold Bowen
(Name of owner(s))

being (owner)/(owners) of the property described below or attached hereby delegate authority to

Robe Evans
(Name of Applicant or Agent Representing Owner)

To file an application on (my)/(our) behalf.

Notary Public Christine B Smith Owner Arnold Bowen

Notary Public _____ Owner _____

Notary Public _____ Owner _____





DeKalb County
GEORGIA

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 1/11/19

TO WHOM IT MAY CONCERN:

(I) (WE) Arnold Bowen
Name of owner(s)

being (owner) (owners) of the subject property described below or attached hereby delegate authority to

Rose Evans
Name of Agent or Representative

to file an application on (my) (our) behalf.

Christine B. Smith
Notary Public
Christine B. Smith
NOTARY PUBLIC
COMMISSION EXPIRES
MARCH 20, 2021
PULTON COUNTY, GEORGIA

Arnold Bowen
Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filling of this application?

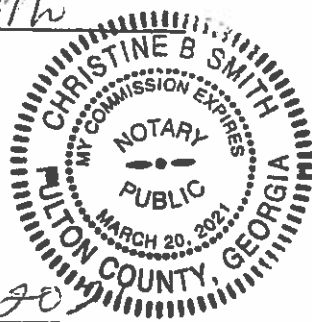
Yes _____ No *

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

Christine B. Smith
Notary



March 20, 2021
Expiration Date/ Seal

Rose Evans 1/11/18
Signature of Applicant /Date

Check one: Owner _____ Agent

*Notary seal not needed if answer is "no".

THIS SURVEY WAS MADE WITH THE THEODOLITE OF A CLASSIFY TITLE
 CLASSIFICATION NUMBER AND CHECKED BY THE SURVEYOR. THE
 DISTANCE MEASUREMENTS WERE MADE BY THE SURVEYOR. THE
 SURVEYOR IS RESPONSIBLE FOR THE ACCURACY OF THE SURVEY.
 THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF GEORGIA.
 THE SURVEYOR'S LICENSE NUMBER IS 123456789.

THIS SURVEY WAS MADE WITH THE THEODOLITE OF A CLASSIFY TITLE
 CLASSIFICATION NUMBER AND CHECKED BY THE SURVEYOR. THE
 DISTANCE MEASUREMENTS WERE MADE BY THE SURVEYOR. THE
 SURVEYOR IS RESPONSIBLE FOR THE ACCURACY OF THE SURVEY.
 THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF GEORGIA.
 THE SURVEYOR'S LICENSE NUMBER IS 123456789.

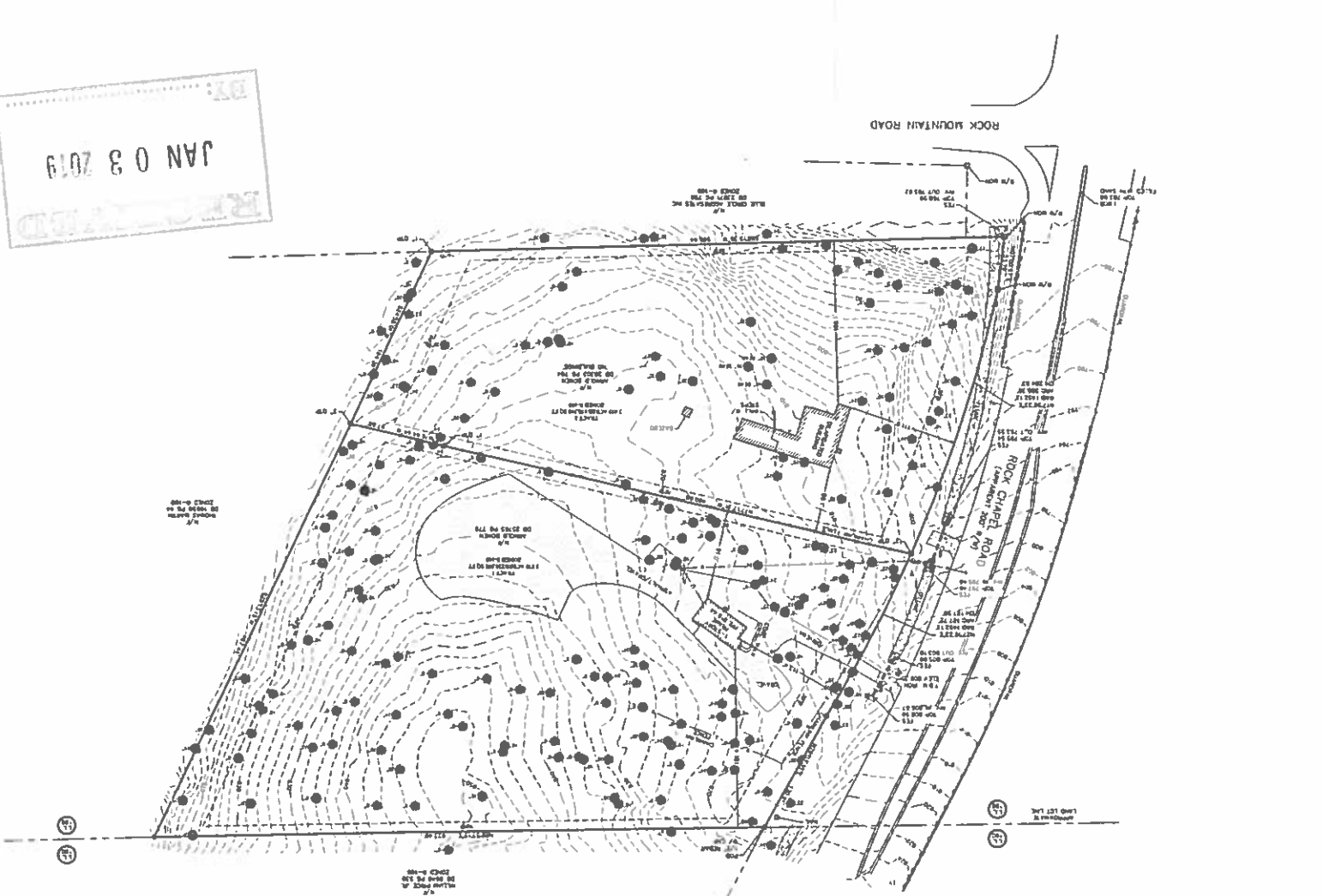
1. BOUNDARY LINE
 2. PROPERTY LINE
 3. EASEMENT LINE
 4. RIGHT-OF-WAY LINE
 5. ADJACENT PROPERTY LINE
 6. ADJACENT RIGHT-OF-WAY LINE
 7. ADJACENT BOUNDARY LINE
 8. ADJACENT EASEMENT LINE
 9. ADJACENT RIGHT-OF-WAY LINE
 10. ADJACENT BOUNDARY LINE
 11. ADJACENT EASEMENT LINE
 12. ADJACENT RIGHT-OF-WAY LINE
 13. ADJACENT BOUNDARY LINE
 14. ADJACENT EASEMENT LINE
 15. ADJACENT RIGHT-OF-WAY LINE



BOUNDARY
 Zone Inc.
 1000 W. BROADWAY, SUITE 1000
 ATLANTA, GEORGIA 30334
 PHONE: (404) 525-1111
 FAX: (404) 525-1112
 WWW: www.zoneinc.com

PROJECT 1938502
 SHEET 1 OF 1

RECORDED
 JAN 03 2019
 DEKALB COUNTY, GEORGIA

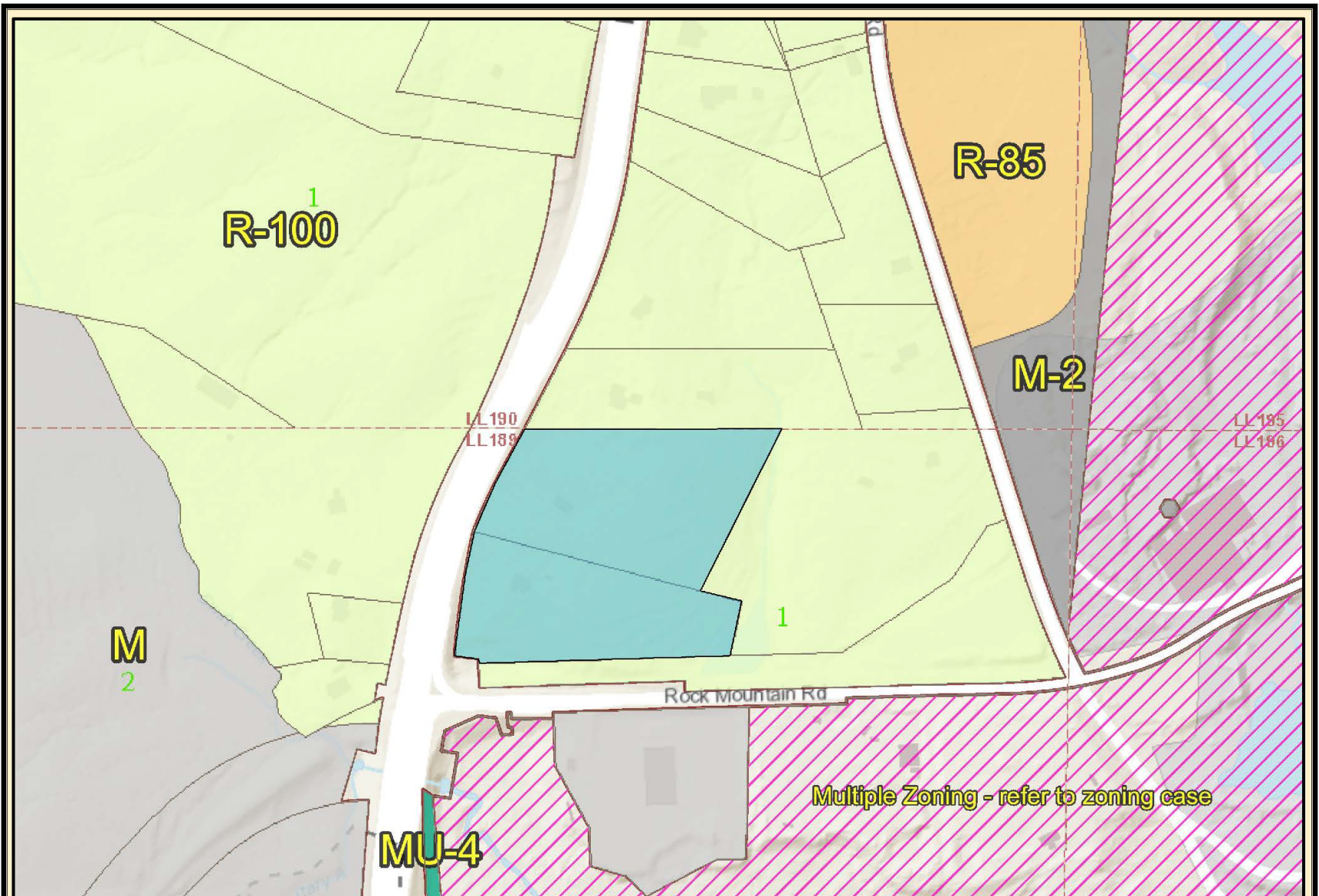


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 THE SURVEYOR'S LICENSE NUMBER IS 123456789.

BOUNDARY, TOPOGRAPHIC, & TREE SURVEY

PREPARED FOR VINCENT BIRBYARD
 LAND LOT 189, 18TH DISTRICT
 DEKALB COUNTY, GEORGIA - 1711118





LP-19-1235181 Zoning Map

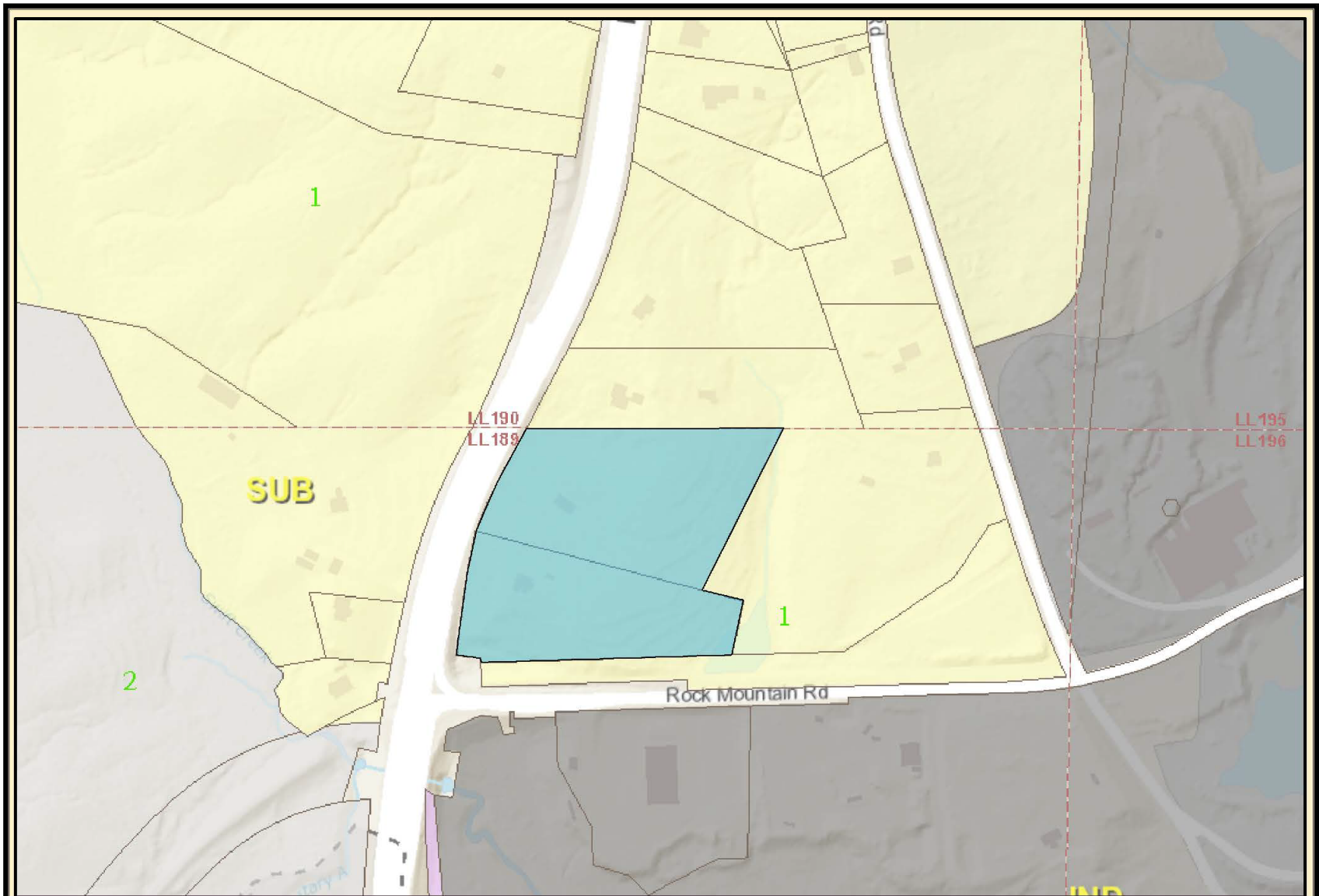


Date Printed: 2/6/2019



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LP-19-1235181 Land Use Map



Date Printed: 2/6/2019



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LP-19-1235181 Aerial Map

0 87.5 175 350 525 700
Feet

Date Printed: 2/6/2019



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