



DeKalb County Department of Planning & Sustainability

**330 Ponce De Leon Avenue, Suite 300
Decatur, GA 30030
(404) 371-2155 / plandev@dekalbcountyga.gov**

**Planning Commission Hearing Date: July 09, 2019, 6:30 P.M.
Board of Commissioners Hearing Date: July 23, 2019, 6:30 P.M.**

STAFF ANALYSIS

Case No.: LP-19-1235181 **Agenda #:** D.2
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/Battle Law, P.C.
Acreage: 8.53 Acres
Existing Land Use: Suburban (SUB)
Surrounding Properties: Suburban (SUB)
Adjacent Zoning: **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)

(Comprehensive Plan)

Consistent Inconsistent

Proposed Density: N/A

Existing Density: N/A

Proposed Units/Square Ft.: N/A

Existing Units/Square Feet: N/A

Proposed Lot Coverage: N/A

Existing Lot Coverage: N/A



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 ___

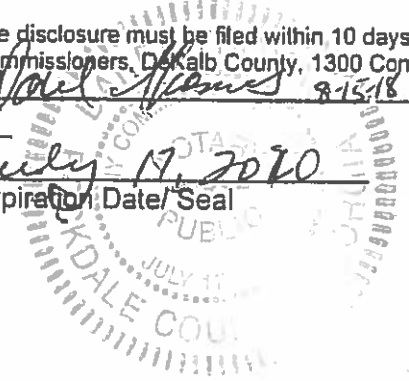
If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:
1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during 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



PROJECT 19385.02 SHEET 1 OF 1



ZONING EXHIBIT
 PREPARED FOR VINCENT BERNARD
 LOTS 107, 108, 109, 110 DISTRICT
 LITHONIA, GEORGIA 30058
 DATE 12.26.2015

DATE	REVISION

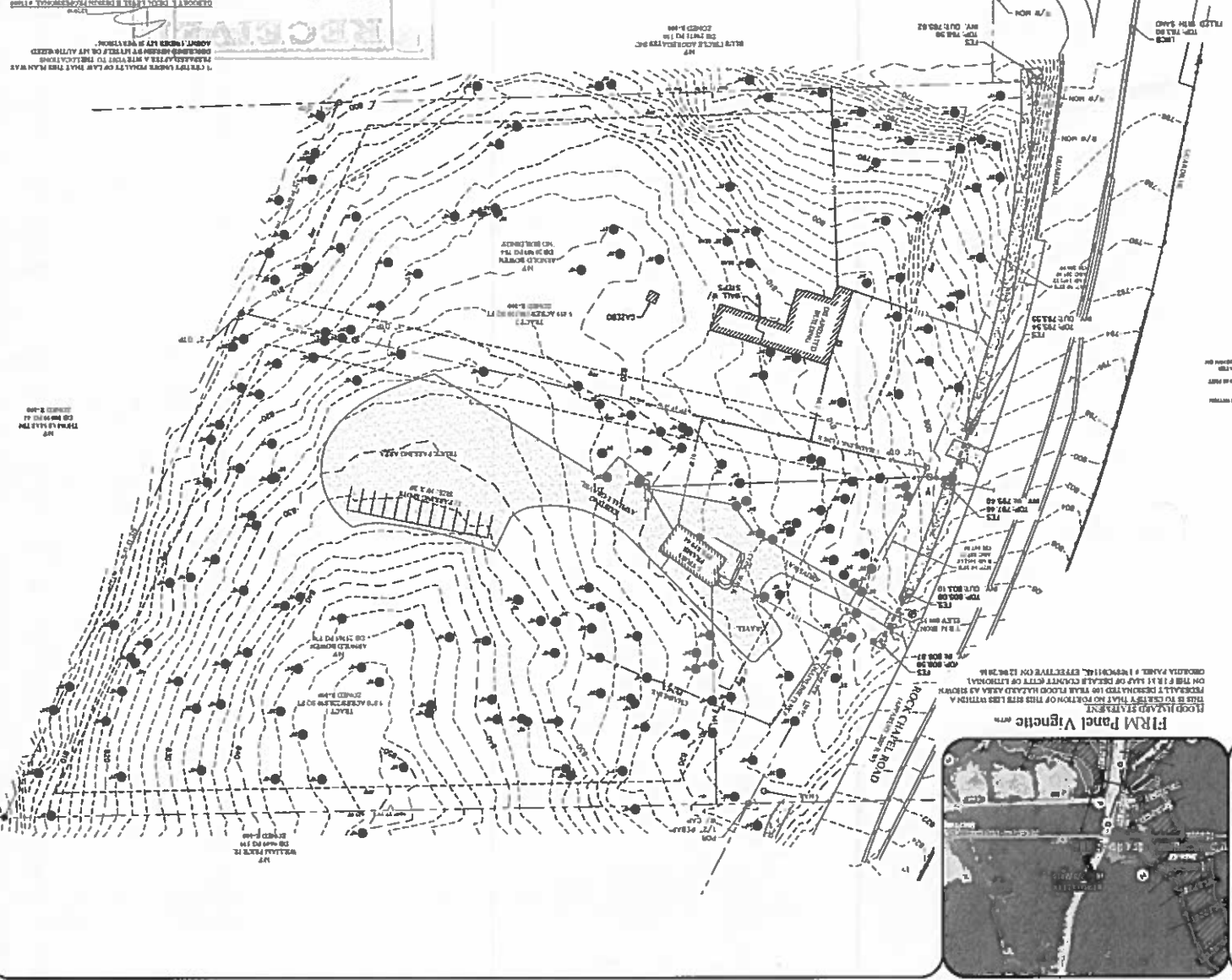


BOUNDARY
 ZONE INC.
 1100 W. BENTLEY AVENUE
 SUITE 100
 LITHONIA, GA 30058
 (770) 440-1100

SYMBOLS	DESCRIPTION
○	PROPOSED LOT CORNER
●	EXISTING LOT CORNER
○	PROPOSED LOT CENTER
●	EXISTING LOT CENTER
○	PROPOSED LOT AREA
●	EXISTING LOT AREA
○	PROPOSED LOT PERIMETER
●	EXISTING LOT PERIMETER
○	PROPOSED LOT AREA
●	EXISTING LOT AREA
○	PROPOSED LOT PERIMETER
●	EXISTING LOT PERIMETER



GENERAL NOTES:
 1. THIS ZONING EXHIBIT IS PREPARED FOR THE CITY OF LITHONIA, GEORGIA.
 2. THE ZONING EXHIBIT IS BASED ON THE RECORD PLAT AND THE ZONING MAP.
 3. THE ZONING EXHIBIT IS SUBJECT TO THE CITY OF LITHONIA, GEORGIA ZONING ORDINANCE.
 4. THE ZONING EXHIBIT IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION.
 5. THE ZONING EXHIBIT IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION.
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OWNER:
 VINCENT BERNARD
 1100 W. BENTLEY AVENUE
 SUITE 100
 LITHONIA, GA 30058
 (770) 440-1100

24 HR. EMERGENCY CONTACT:
 VINCENT BERNARD
 1100 W. BENTLEY AVENUE
 SUITE 100
 LITHONIA, GA 30058
 (770) 440-1100

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THIS SURVEY HAS BEEN MADE WITH THE BEST OF A CLERK'S TITLE
 THE SURVEYOR HAS BEEN ADVISED BY THE OWNER OF THE LAND THAT
 THERE ARE NO UNRECORDED EASEMENTS OR INTERESTS IN THE LAND
 WHICH WOULD AFFECT THE SURVEY OR THAT IS KNOWN TO THE SURVEYOR
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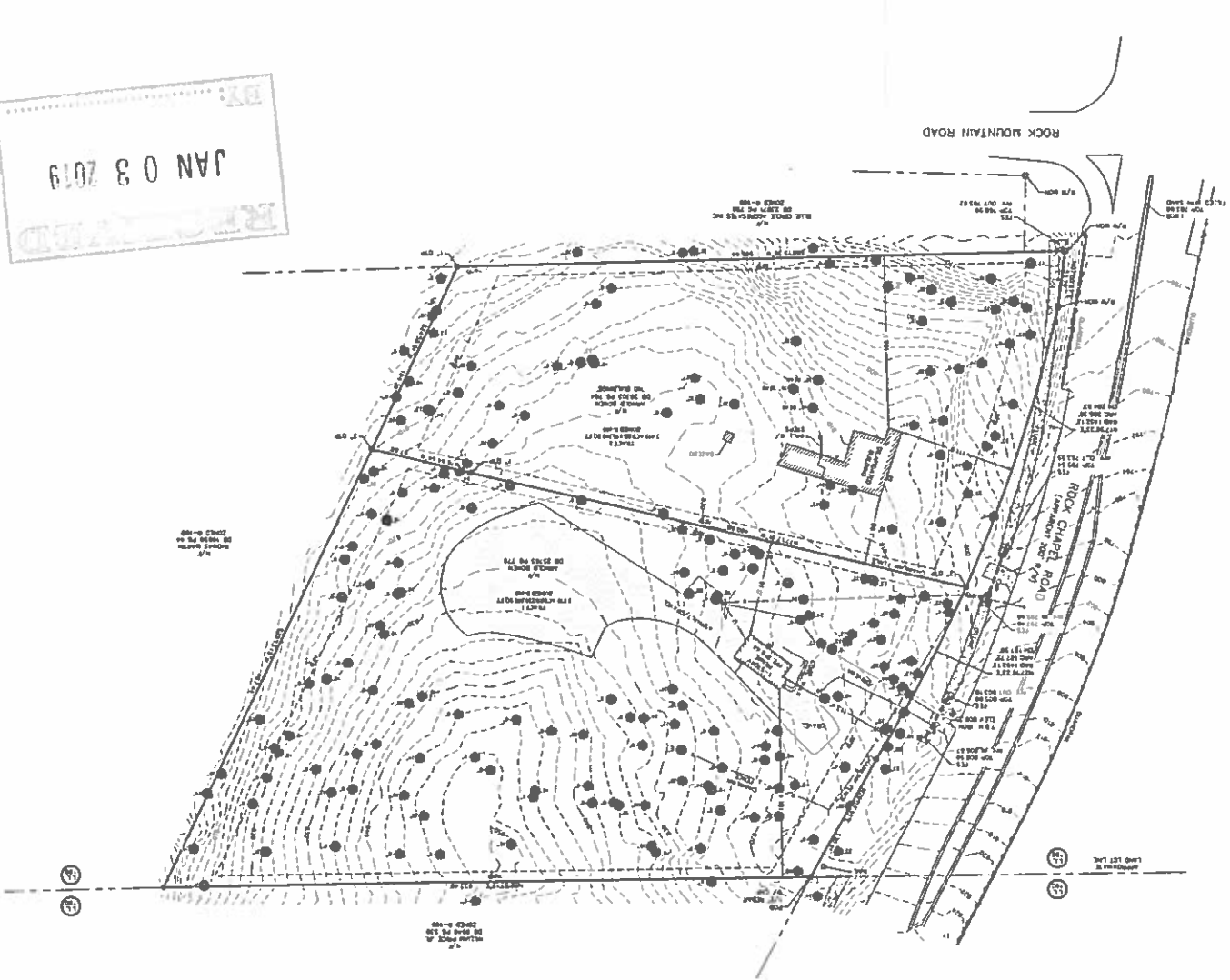
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- 1. BOUNDARY
- 2. CONTOUR
- 3. ELEVATION
- 4. SPOT ELEVATION
- 5. WATER
- 6. ROAD
- 7. FENCE
- 8. UTILITY
- 9. STRUCTURE
- 10. TREE
- 11. ROCK
- 12. CORNER
- 13. MONUMENT
- 14. MARKER
- 15. EASEMENT
- 16. INTEREST
- 17. ENCUMBRANCE
- 18. EJECTA
- 19. ADJACENT PROPERTY
- 20. DISTRICT
- 21. COUNTY
- 22. STATE
- 23. FEDERAL
- 24. INTERNATIONAL
- 25. OTHER



BOUNDARY
 Zone Inc.
 1011 193502 PROJECT SHEET 1 OF 1

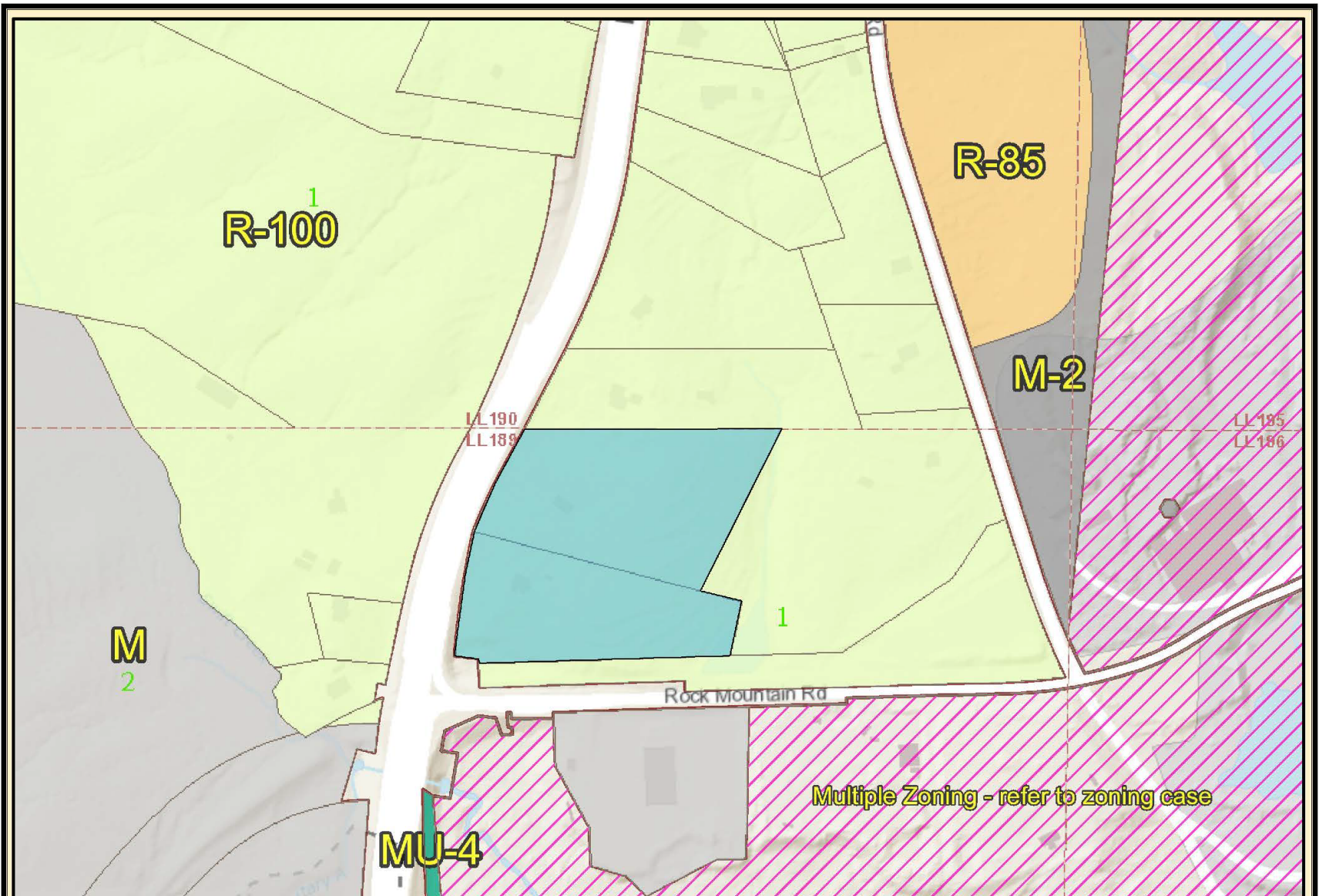
RECEIVED
 JAN 03 2019
 BY:



12/17/18
 W. E. BURCHETT, JR. 2018
 SURVEYOR
 STATE OF GEORGIA
 12/17/18
 FOR THE BOUNDARY ZONE, INC.
 12/17/18
 NOT VALID WITHOUT ORIGINAL SIGNATURE
 12/17/18

BOUNDARY, TOPOGRAPHIC, & TREE SURVEY
 PREPARED FOR VINCENT BIRNWARD
 LAND LOT 189, 16TH DISTRICT
 DEKALB COUNTY, GEORGIA - 121118





LP-19-1235181 Zoning Map

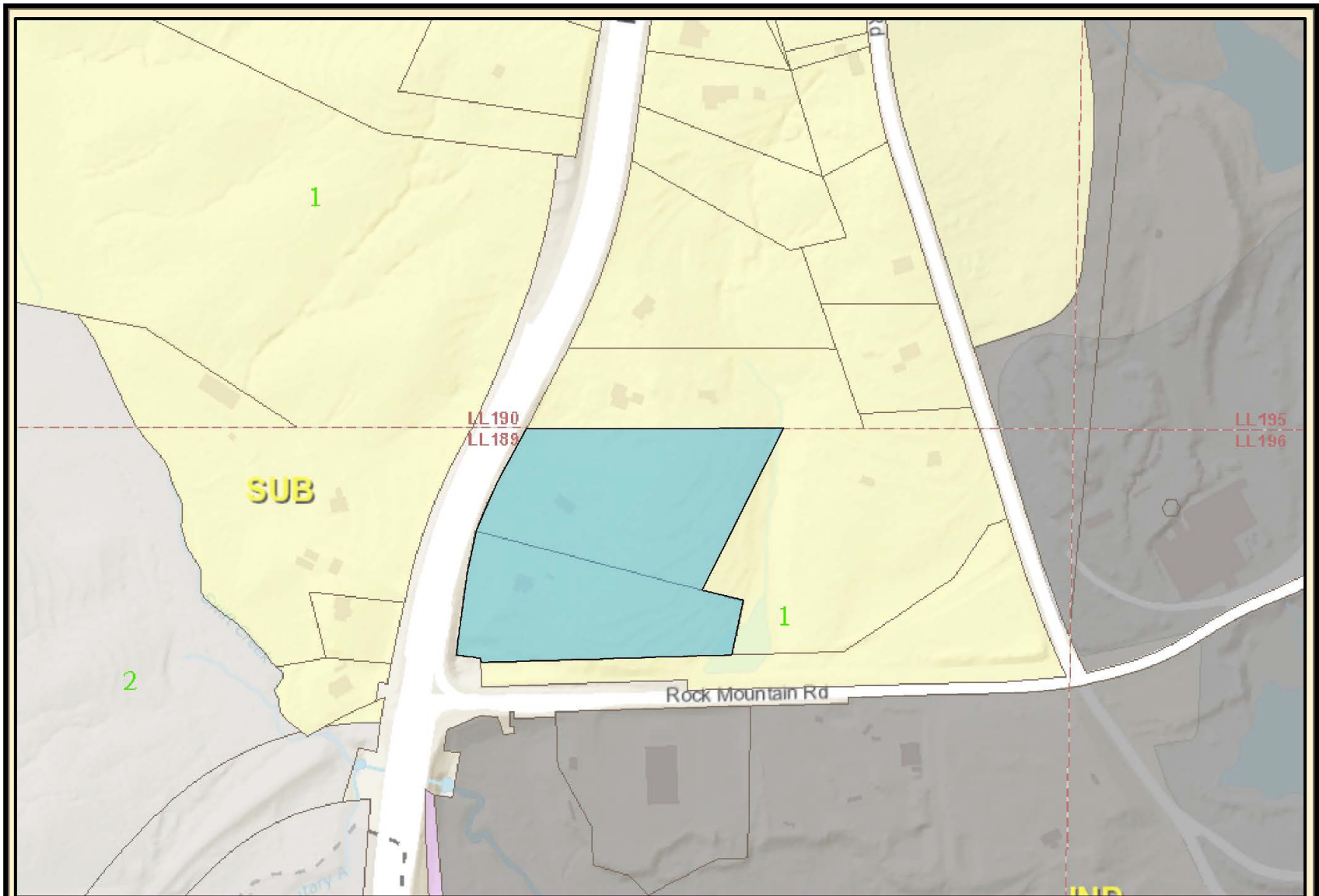


Date Printed: 2/6/2019



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LP-19-1235181 Land Use Map



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LP-19-1235181 Aerial Map

0 87.5 175 350 525 700 Feet

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