



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

**330 Ponce De Leon Avenue, Suite 300**

**Decatur, GA 30030**

**(404) 371-2155 / [plandev@dekalbcountyga.gov](mailto: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.:** Z-19-1235180 **Agenda #:** D.2

**Location/Address:** The east side of Rock Chapel Road, approximately 101 feet north of Rock Mountain Road at 1422 and 1450 Rock Mountain Road, Lithonia, Georgia. **Commission District:** 5 **Super District:** 7

**Parcel ID:** 16-189-01-002 & 16-189-01-003

**Request:** To rezone property from R-100 (Residential Medium Lot) District to C-1 (Local Commercial) District to develop a contractor's office with truck parking.

**Property Owners:** Arnold Bowen

**Applicant/Agent:** Rose Evans

**Acreage:** 8.53 Acres

**Existing Land Use:** Two (2) Single-Family Residential Structures

**Surrounding Properties:** Single-Family Detached Residences

**Adjacent & Surrounding Zoning:** North: R-100 (Residential Medium Lot) District  
East, South & West: R-100 (Residential Medium Lot) District  
Further South: M (Light Industrial) District

**Comprehensive Plan:** Suburban (SUB) Consistent X

<b>Proposed Residential Units:</b> N/A	<b>Existing Residential Units:</b> 2
<b>Proposed Lot Coverage:</b> <80%	<b>Existing Lot Coverage:</b> <35% Per Lot

Chief Executive Officer  
Michael Thurmond

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Director  
Andrew A. Baker, AICP

**APPLICATION TO AMEND OFFICIAL ZONING MAP  
OF DEKALB COUNTY, GEORGIA**

Date Received: August 16, 2018 Application No.: 1235180 Z/CZ No. \_\_\_\_\_ Filing Fee: \_\_\_\_\_  
Applicant: Rose Evans E-Mail: rose.evans100@yahoo.com  
Applicant Mailing Address: 106 Horseshoe Spring Ct, Conyers, GA 30013  
Applicant Phone: 770-256-6088 Fax: \_\_\_\_\_  
Owner(s): ARNOLD Bowen E-Mail: ENVROEXPRESSIVE@yahoo.com  
(If more than one owner, attach as Exhibit "A")  
Owner's Mailing Address: 1422 Rock Chapel Rd, Lithonia, GA 30058  
Owner(s) 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: \_\_\_\_\_ Parcel(s): 16 189 01 003  
Acreage: 8.525 Commission District(s): Base District 5; Super District 7  
Present Zoning Category: R-100 Proposed Zoning Category: M-1  
Present Land Use Category: Residential

**PLEASE READ THE FOLLOWING BEFORE SIGNING**

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

**Disclosure of Campaign Contributions**

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

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes ☐ No ☒

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

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

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

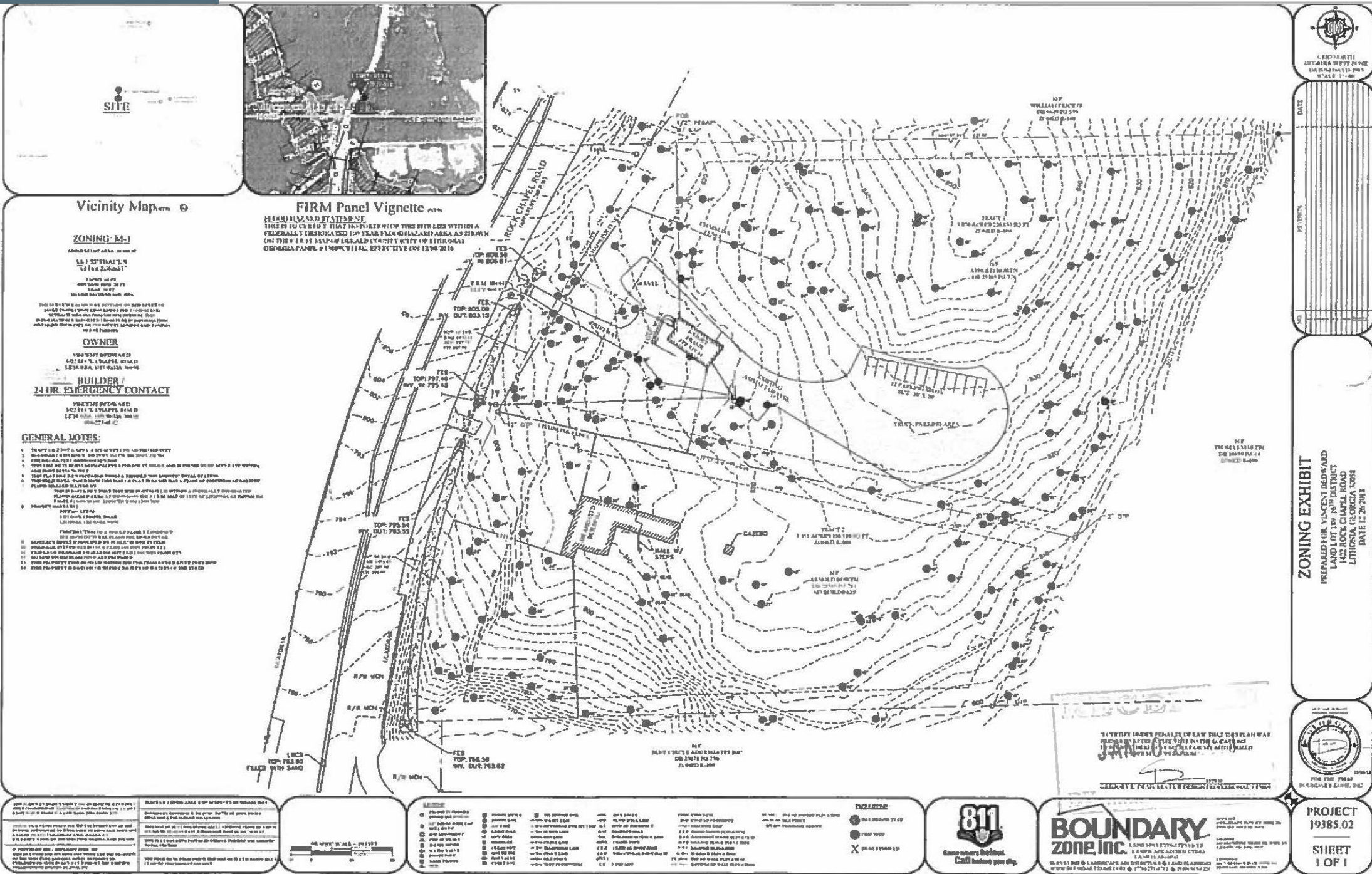
Notary Public  
July 17, 2020  
EXPIRATION DATE / SEAL

Rose Evans 8/15/18  
SIGNATURE OF APPLICANT / DATE

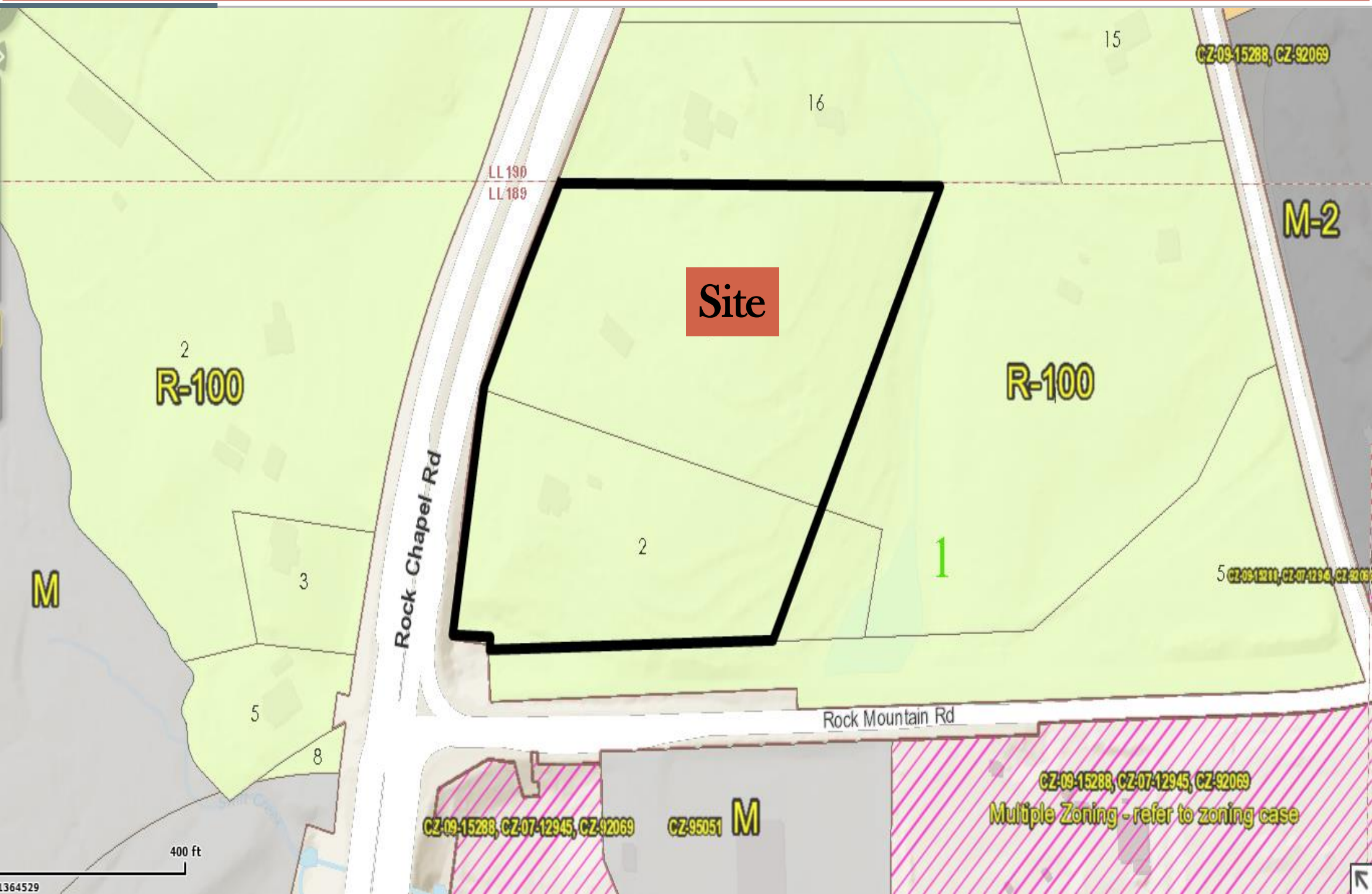
Check One: Owner ☐ Agent ☒

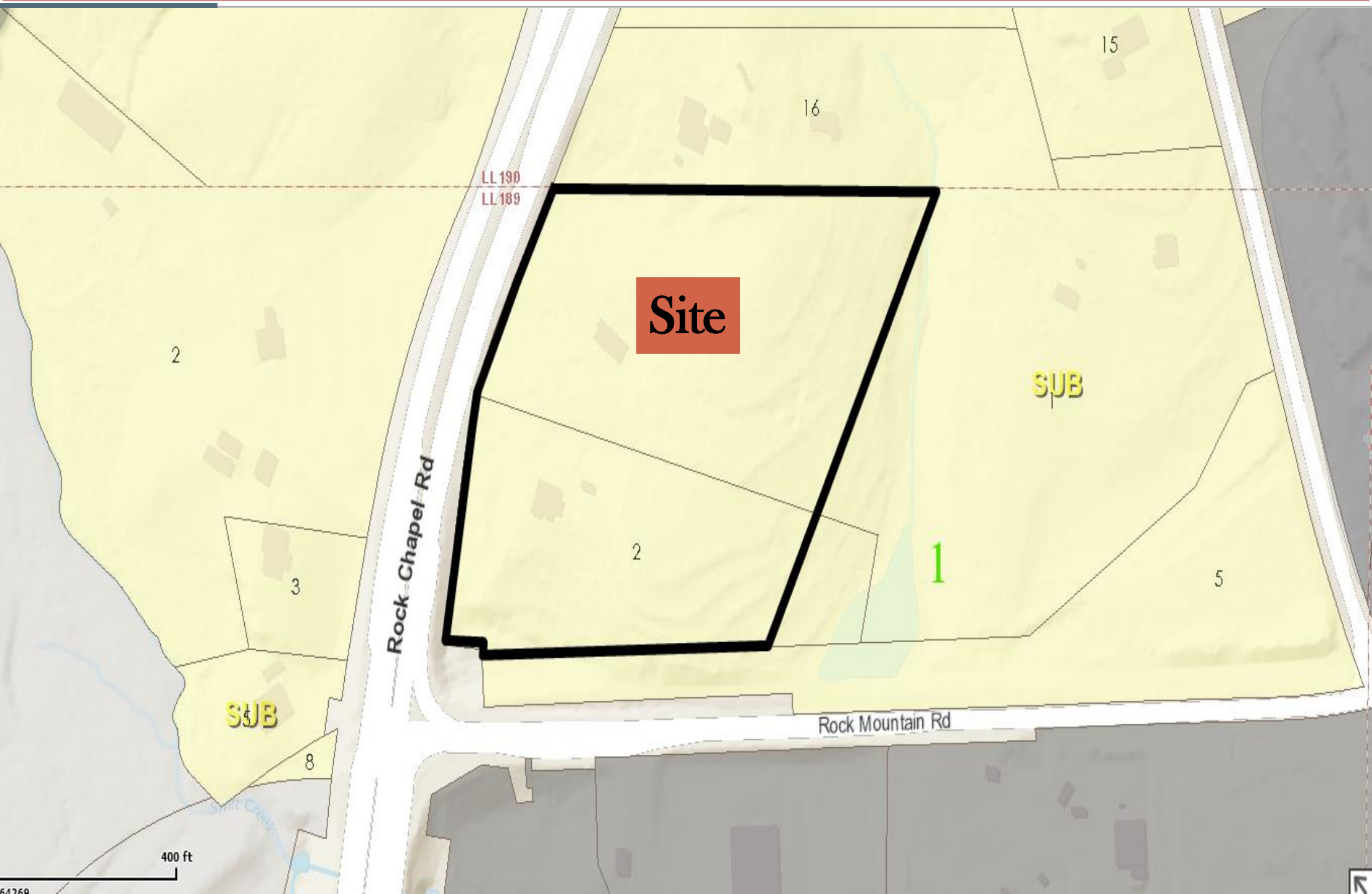




















**1422 Rock Chapel Road**