



Michael Thurmond
Chief Executive Officer

DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

(404) 371-2155 / www.dekalbcountyga.gov/planning

Planning Commission Hearing Date: March 03, 2020, 6:30 P.M

Board of Commissioners Hearing Date: March 24, 2020, 6:30 P.M.

STAFF ANALYSIS

Case No.: Z-20-1243622 **Agenda #:** D.2

Location/Address: The west side of Georgia Railroad and in the rear of properties located on the north side of Redan Road at 5672 Redan Road, Stone Mountain, GA. **Commission District:** 5 **Super District:** 7

Parcel ID: 16-062-02-008

Request: To rezone property from R-100 (Residential Medium Lot) District to C-1 (Local Commercial) District for the development of a self-storage facility in conjunction with adjacent C-1 (Local Commercial) zoned property located at 5636 Redan Road.

Property Owner/Applicant: Arpon, LLC

Applicant's Agent: Battle Law, P.C.

Acreage: 1.6 Acres

Existing Land Use: Single-Family Residence

Surrounding Properties Adjacent Zoning: East, west and south of the site along Redan Road are various retail, commercial and institutional uses zoned C-2 (General Commercial). Adjacent to the site along the west property line is property zoned C-1 (Local Commercial) pursuant to CZ-18-22137 and approved for general retail, commercial and office uses.

Comprehensive Plan: Suburban (SUB) ☒ Consistent ☐ Inconsistent

Proposed Storage Facility Square Ft.: 81,250 Square Feet	Existing Building Sq. Footage: None
Proposed Lot Coverage: 53.5%	Existing Lot Coverage: None



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Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director



APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA

OCT 31 2019

Z/CZ No.

2-19-1243622
Filing Fee: \$750

Date Received: _____ Application No.: _____

Applicant: Arpon, LLC c/o Battle Law, P.C. E-Mail: mlb@battlelawpc.com

Applicant Mailing Address: One West Court Sq., Suite 750, Decatur, GA 30030

Applicant Phone: 404-601-7616 Fax: 404-745-0045

Owner(s) Byron Higginbotham E-Mail: _____
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address: 283 Woods Rd, Brooks, GA 30205

Owner(s) Phone: _____ Fax: _____

Address/Location of Subject Property: 5672 Redan Road

District(s): 16 Land Lot(s): 062 Block: 02 Parcel(s): 008

Acreage: _____ Commission District(s): 5 & 7

Present Zoning Category: R-100 Proposed Zoning Category: C-1

Present Land Use Category: SUB

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

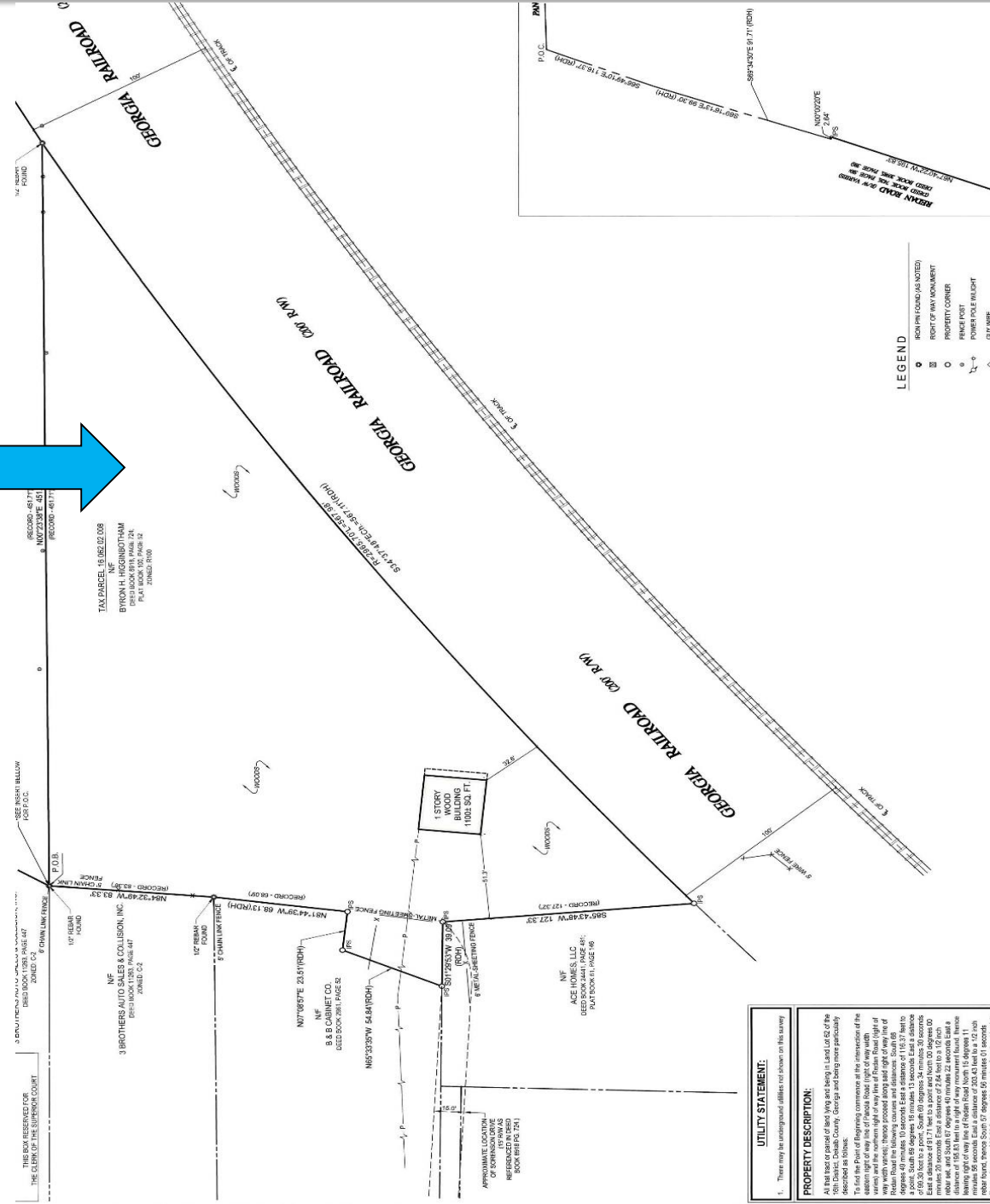
EXPIRATION DATE / SEAL

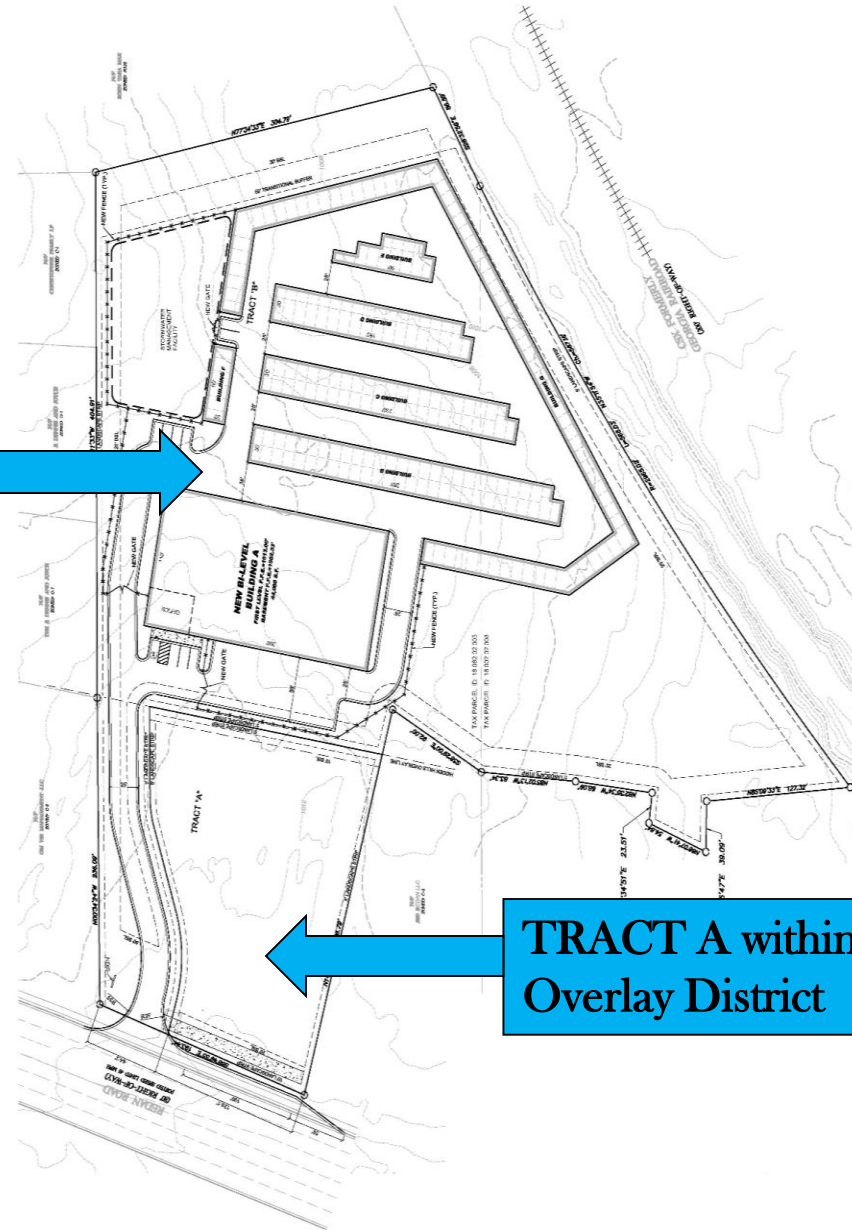
By: Arpon, LLC
SIGNATURE OF APPLICANT / DATE

Check One: Owner ☐ Agent ☒

330 West Ponce de Leon Avenue – Suites 100-500 – Decatur, Georgia – 30030
[voice] 404.371.2155 – [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007
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Email Address: planninganddevelopment@dekalbcountyga.gov

Site Proposed For Rezoning





TRACT A within Greater Hidden Hills Overlay District

