



**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.:** Z-19-1235180 **Agenda #:** D.3

**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-2 (General Commercial) District for the development of a heavy construction contractor’s office with no outdoor storage.

**Property Owners:** Arnold Bowen

**Applicant/Agent:** Rose Evans/ Battle Law, P.C.

**Acreage:** 8.53 Acres

**Existing Land Use:** One (1) commercial office building & one (1) dilapidated residential structure

**Surrounding Properties:** Single-Family Detached Residences; Rock Quarry

**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) Inconsistent X (Proposed LP-19-1235181)

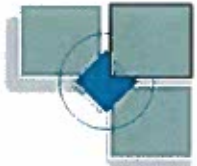
<b>Proposed Residential Units:</b> N/A	<b>Existing Residential Units:</b> None
<b>Proposed Lot Coverage:</b> <80%	<b>Existing Lot Coverage:</b> <35% Per Lot



# DeKalb County Department of Planning & Sustainability

Michael L. Thurmond  
Chief Executive Officer

Andrew A. Baker, AICP  
Director



**REVISED**

## AMENDED AND RESTATED APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA

ZICZ No. 2-19-1235180  
Filing Fee: \_\_\_\_\_

Date Received: \_\_\_\_\_ Application No.: \_\_\_\_\_

Applicant: Rose Evans 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): Arnold Bowen E-Mail: enviroexpressinc@yahoo.com  
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address:  
1422 Rock Chapel Road, Lithonia, GA 30058

Owner(s) Phone: 404-227-6042 Fax: \_\_\_\_\_

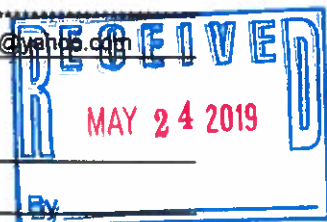
Address/Location of Subject Property: 1422 & 1450 Rock Chapel Road, Lithonia, GA 30058

District(s): 16 Land Lot(s): 189 Block: 01 Parcel(s): 002 & 003

Acreage: 8.525 Commission District(s): 5 & 7

Present Zoning Category: R-100 Proposed Zoning Category: C-2

Present Land Use Category: Suburban



### 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 X 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 Planning Department, 330 West Ponce de Leon Avenue, Decatur, Georgia, 30030, and the Board of Commissioners, DeKalb County, 7300 Commerce Drive, Decatur, Ga. 30030.



\_\_\_\_\_  
Notary Public  
EXPIRATION DATE / SEAL  
May 04 2020

\_\_\_\_\_  
SIGNATURE OF APPLICANT / DATE  
Check One: Owner \_\_\_\_\_ Agent X

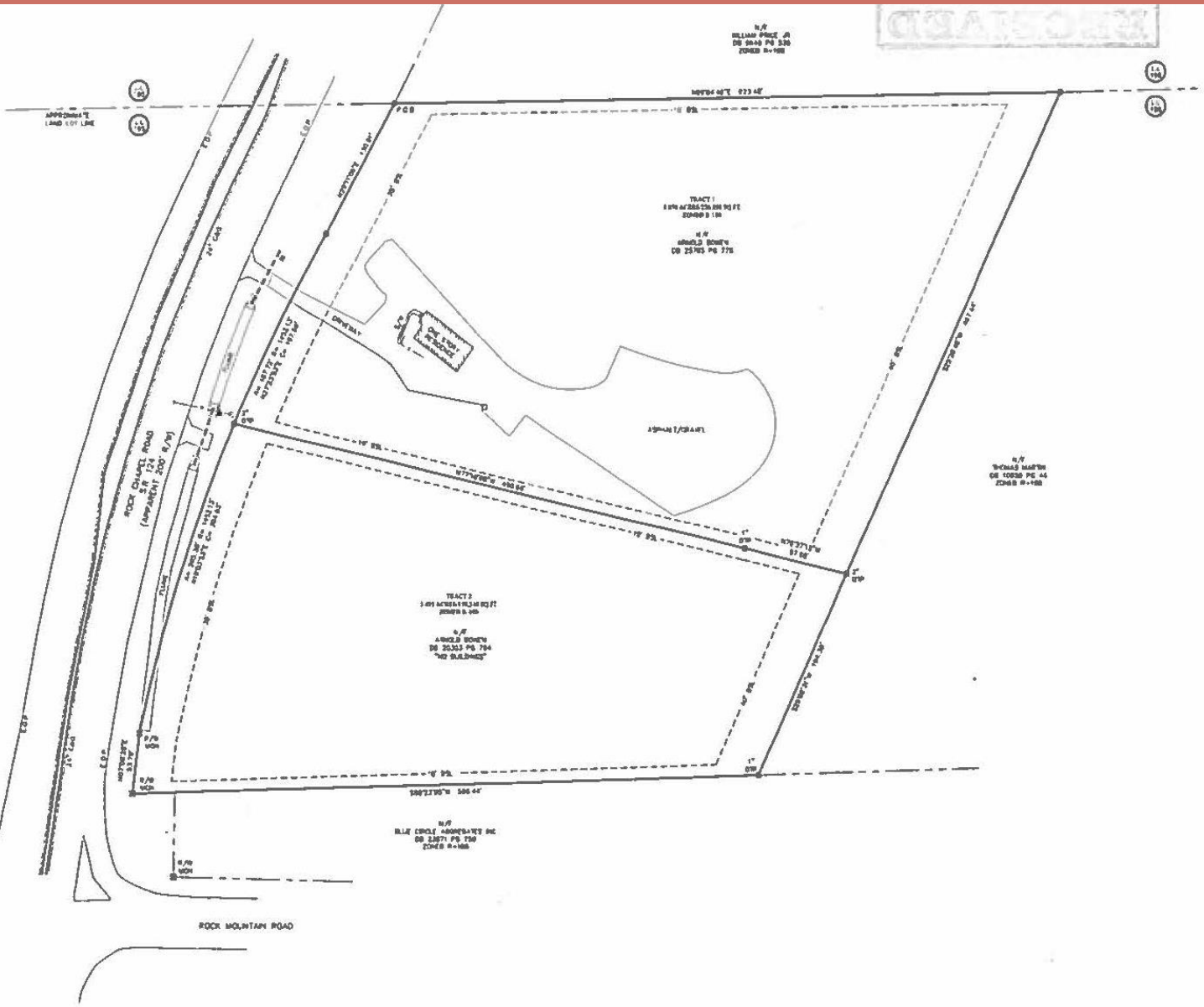
330 West Ponce de Leon Avenue – Suites 100-500 – Decatur, Georgia – 30030  
[voice] 404.371.2155 – [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007  
Web Address <http://www.dekalbcountyga.gov/planning>  
Email Address: [planninganddevelopment@dekalbcountyga.gov](mailto:planninganddevelopment@dekalbcountyga.gov)

THIS PLAN IS A REPRESENTATION OF A POSITIONAL PLAN FOR TRACTS 1 AND 2 AND DOES NOT CONSTITUTE A SURVEY AS SUCH. THE POSITIONAL INFORMATION ON THIS PLAN IS BASED ON THE DATA PROVIDED BY THE CLIENT. THE SURVEYOR HAS CONDUCTED VISUAL CHECKS OF THE BOUNDARIES AND HAS FOUND NO APPARENT DISCREPANCIES. THE SURVEYOR HAS CONDUCTED VISUAL CHECKS OF THE BOUNDARIES AND HAS FOUND NO APPARENT DISCREPANCIES. THE SURVEYOR HAS CONDUCTED VISUAL CHECKS OF THE BOUNDARIES AND HAS FOUND NO APPARENT DISCREPANCIES.



FOR THE FIRM  
BOUNDARY ZONE, INC.  
L.S.P. 0001  
ONE HAS TO BE PRESENT  
AT ALL SURVEY STATIONS

*A. Clark Nally* 5/17/2018  
A. CLARK NALLY DATE  
L.S.P. 0001



ZONE SURVEY 8-17-18  
SMALL PLANS 7-18-18  
FRONT SETBACK 25'  
SIDE SETBACK 10'  
REAR SETBACK 40'  
INFORMATION OBTAINED FROM  
DEKALB COUNTY COMPC  
DATE 07/17/2018

THE SURVEYOR HAS NOT BEEN ADVISED TO  
THE PRESENCE OF ANY OBSTRUCTIONS OR  
THE EXISTENCE OF ANY RECORDS THAT  
MAY AFFECT THE SURVEY OR BE AFFECTED BY IT.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE  
COMPARISON. THE SURVEYOR HAS CONDUCTED VISUAL CHECKS OF THE  
BOUNDARIES AND HAS FOUND NO APPARENT DISCREPANCIES.  
THIS PLAN WAS PREPARED FOR THE CLIENT'S USE AND IS NOT TO BE  
RELIED UPON FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS  
PREPARED. THE SURVEYOR HAS CONDUCTED VISUAL CHECKS OF THE  
BOUNDARIES AND HAS FOUND NO APPARENT DISCREPANCIES.

TOTAL AREA: 6.52 ACRES / 275,000 SQUARE FEET  
BOUNDARY REFERENCE: DEED BOOK 2744 PAGE 776 TRACT 1 AND 2  
PAGE 784, FIELD NOTES PERFORMED ON 04/23/2018  
THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLIPPER AND IS FOUND TO BE  
ACCURATE WITHIN ONE FOOT ON 100 FEET SCALE  
THIS PLAN HAS BEEN PREPARED USING A TRIMBLE 5600 ROBOTIC TOTAL STATION  
THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A RELATIVE POSITIONAL  
ACCURACY OF 0.05 FEET

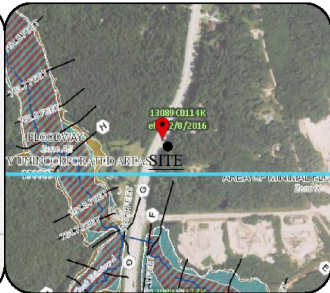
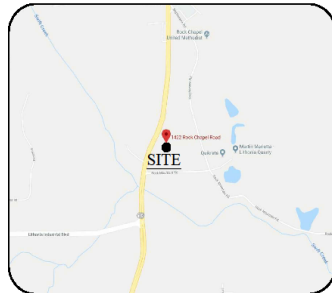
LEGEND	
PROPERTY CORNER	PROPERTY LINE
TRAIL (AS NOTED)	1-1 FENCE LINE
1/2" IRON NAIL	CONCRETE LINE
1/4" IRON NAIL	CONCRETE LINE
3/8" IRON NAIL	CONCRETE LINE
1/2" IRON NAIL	CONCRETE LINE
3/4" IRON NAIL	CONCRETE LINE
1" IRON NAIL	CONCRETE LINE
1 1/2" IRON NAIL	CONCRETE LINE
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99" IRON NAIL	CONCRETE LINE
100" IRON NAIL	CONCRETE LINE

811  
Before you dig,  
Call before you dig.

**BOUNDARY ZONE, INC.**  
LAND SURVEYING SERVICES  
LANDSCAPE ARCHITECTURE  
LAND PLANNING

8150 BUCKHEAD LANE, SUITE 100  
N.W. BUCKHEAD LANE, SUITE 100  
N.W. BUCKHEAD LANE, SUITE 100  
N.W. BUCKHEAD LANE, SUITE 100

PROJECT  
1918561  
SHEET  
1 OF 1



Vicinity Map

FIRM Panel Vignette

ZONING: C-2

MINIMUM LOT AREA: 30,000 SF
C-2 SETBACKS
FRONT: MIN 50 FT
REAR: 5 FT
MAXIMUM HEIGHT: 10%
50' TRANSITIONAL BUFFER REQUIRED

OWNER

VINCENT BEDWARD
1422 ROCK CHAPEL ROAD
LITHONIA, GEORGIA 30058

BUILDER / 24 HR. EMERGENCY CONTACT

VINCENT BEDWARD
1422 ROCK CHAPEL ROAD
LITHONIA, GEORGIA 30058
404-227-6942

GENERAL NOTES

- 1. TRACT 1 & 2 TOTAL AREA: 4.521 ACRES / 171,180 SQUARE FEET
2. RECORDARY DEED: DB 2796 PG 76 DB 2690 PG 74
3. FIELDWORK PERFORMED ON 12/15/2018
4. THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 125 TO 100 FEET
5. THIS PLAN IS NOT BEING PREPARED USING A TRIANGLE OR BOWEN TOTAL STATION
6. THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A CLOSURE PRECISION OF 0.02 FEET
7. FLOOD HAZARD IS AS SHOWN
8. THIS IS TO CERTIFY THAT THIS SITE DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE 1:50,000 SCALE MAP OF CITY OF LITHONIA AS SHOWN ON PANEL # 1308C0114K, EFFECTIVE ON 12/08/2016
9. PROJECT LOCATION
1422 ROCK CHAPEL ROAD
LITHONIA, GEORGIA 30058
CONSTRUCTION OF A SINGLE FAMILY RESIDENCE
SEE ARCHITECTURAL PLAN FOR MORE DETAIL
10. SANITARY SEWER IS PROVIDED BY PUBLIC SEWER SYSTEM
DRAINAGE DETAIL IS NOT SHOWN ON THIS PROPERTY
11. CURBS OR DRAINAGE VALES DO NOT EXIST ON THIS PROPERTY
12. NO NEW UTILITY MAINS ARE PROPOSED
13. THIS PROPERTY DOES NOT LIE WITHIN THE GRANT/BROOKER PARK CORRIDOR
14. THIS PROPERTY IS OPEN OR WITHIN 50 FEET OF WATERS OF THE STATE

FLOOD HAZARD STATEMENT: THIS IS TO CERTIFY THAT NO PORTION OF THIS SITE LIES WITHIN A FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. MAP OF DEKALB COUNTY (CITY OF LITHONIA) GEORGIA PANEL # 1308C0114K, EFFECTIVE ON 12/08/2016

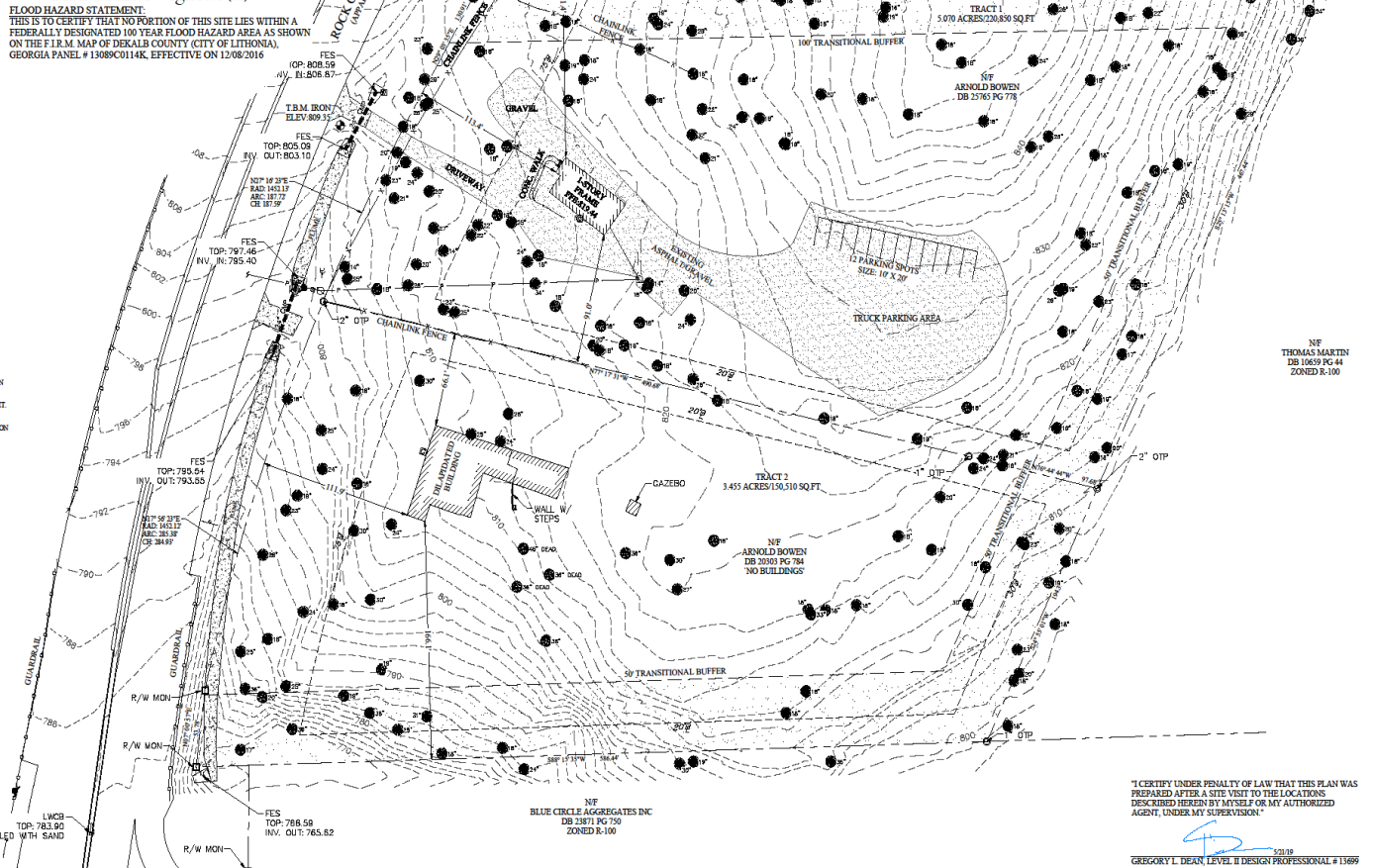


Table with 2 columns: REVISION, DATE. It lists revision 1 and 2 with corresponding dates.

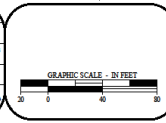
ZONING EXHIBIT
PREPARED FOR: VINCENT BEDWARD
LAND LOT 182, 16TH DISTRICT
1422 ROCK CHAPEL ROAD
LITHONIA, GEORGIA 30058
DATE: 05/24/19

FOR THE FIRM
BOUNDARY ZONE, INC.



"I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION."
GREGORY L. DEAN, LEVEL II DESIGN PROFESSIONAL # 13699

THIS PLAN WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENT AND ENCUMBRANCE MAP THAT EXHIBITS BENEFIT AND BURDEN OF THIS PROPERTY.
THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSON OR ENTITY NAMED HEREIN AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY.
REPRODUCTION BY THE SURVEYOR NARRS IS A CRIMINAL OFFENSE.
BOUNDARY ZONE, INC.

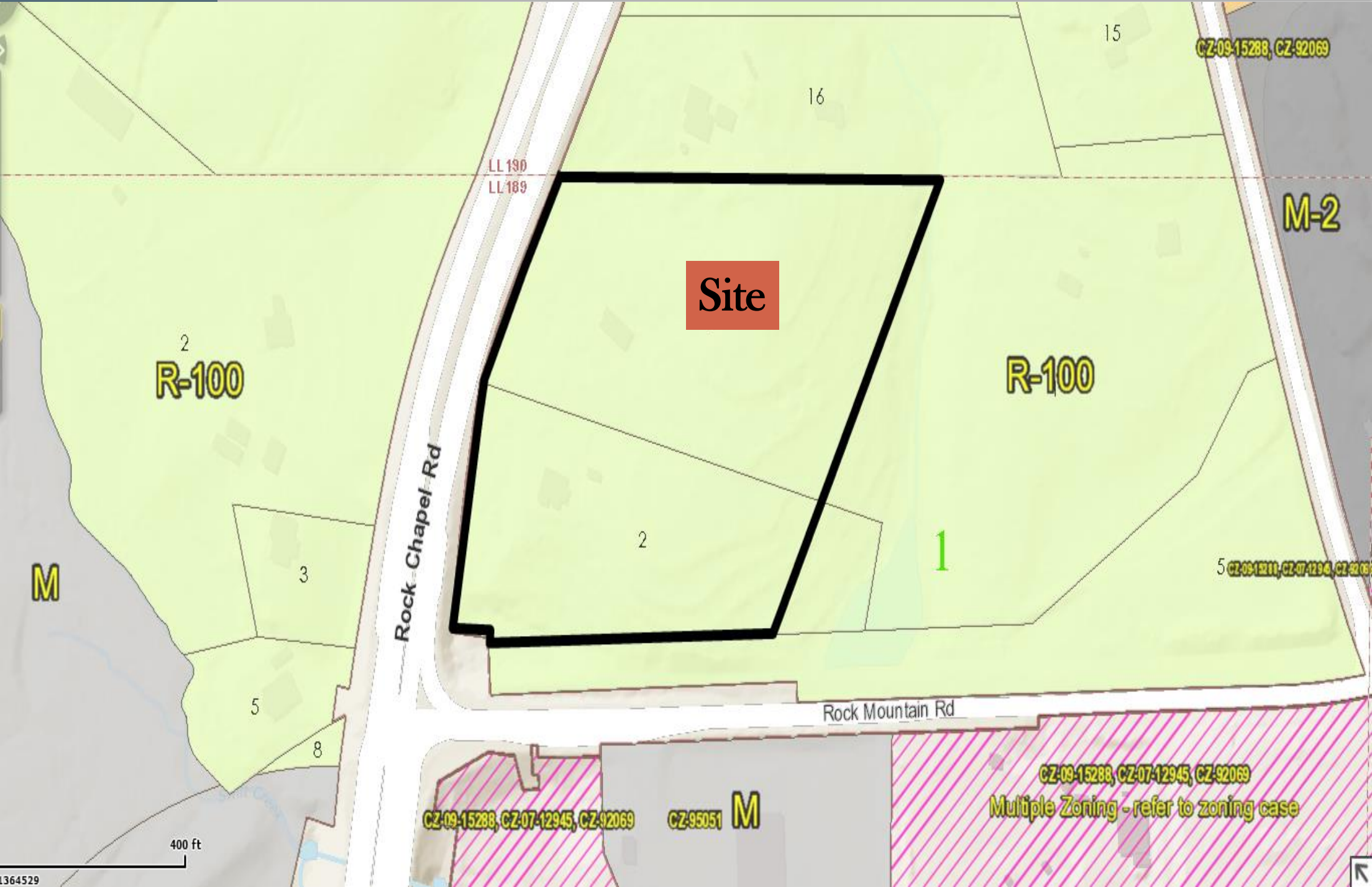


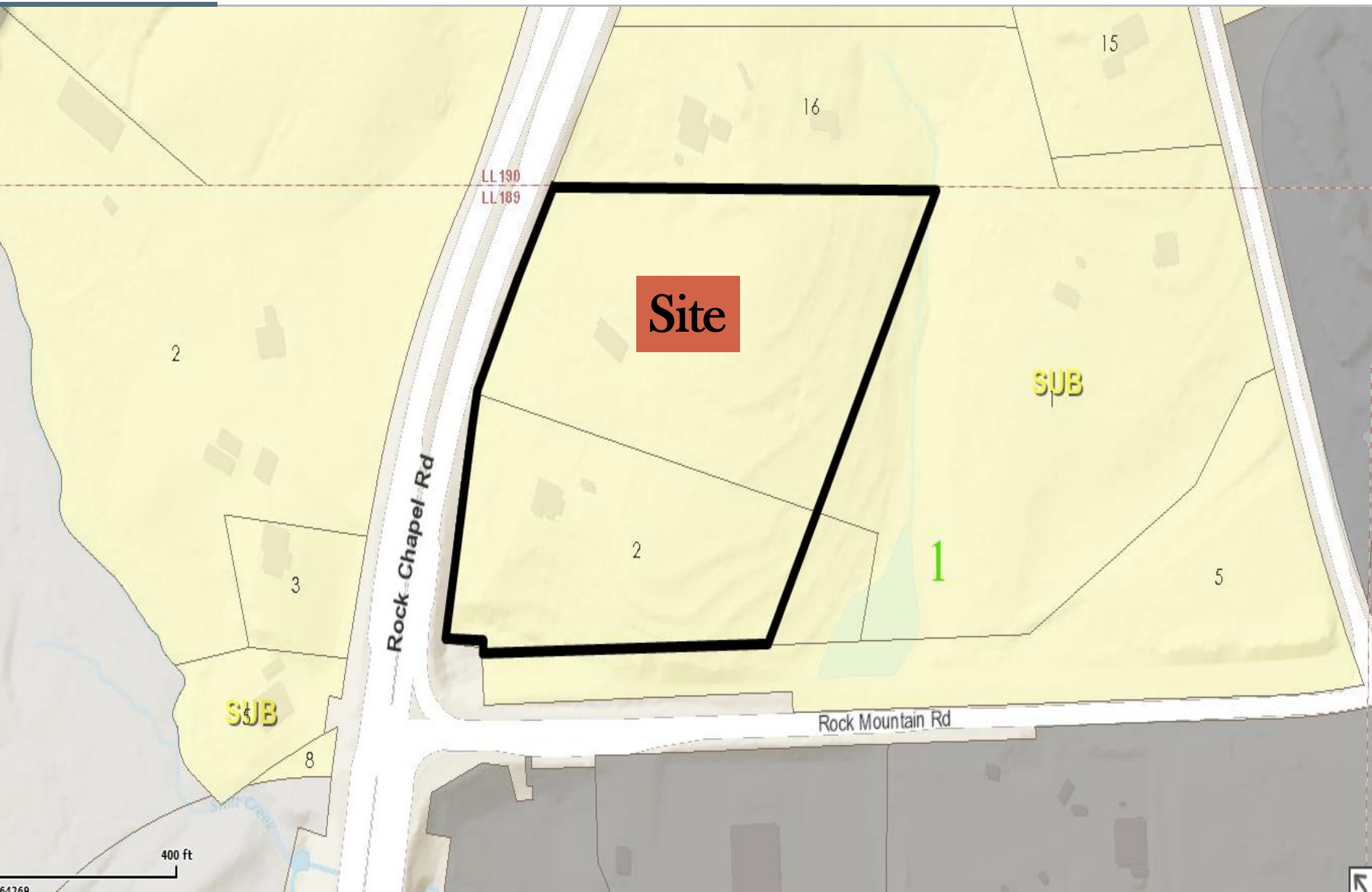
LEGEND table listing symbols for PROPERTY OWNER, FOUND (AS NOTED), 1/2" IRON REINFORCEMENT, SET LINE, ETC.

LEGEND table listing symbols for POWER METER, TOLPENE SOIL, WALL, DRIVE, CEMENT CONCRETE, ETC.

811 logo with text: Know what's below. Call before you dig.

BOUNDARY ZONE, INC. logo and contact information: SURVEYING & LANDSCAPE ARCHITECTURE & LAND PLANNING, WWW.BOUNDARYZONE.COM







Site

Rock Chapel Road

Rock Mountain Road

400 ft



1422 Rock Chapel Road