



DeKalb County Department of Planning & Sustainability

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Planning Commission Hearing Date: March 05, 2019, 6:30 P.M.
Board of Commissioners Hearing Date: March 26, 2019, 6:30 P.M.

STAFF ANALYSIS

Case No.:	LP-19-1235181	Agenda #: N.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: DENIAL

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.

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
16-189, 01-003
Address: 14224 1460 Rock Chapel Road
Lithonia, Ga

Adjacent Roadway (s):

(classification) (classification)

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

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

DeKalb County GIS Disclaimer

The maps and data contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustrative purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.

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)*

<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"/>	<input checked="" 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"/>	

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

<p>Northern DeKalb Employment Center Location (check one):</p> <p><input type="checkbox"/> <u>The I-85 / I-285 interchange</u> - Though significantly developed, the strategic interstate crossing and proximity to both Mercer University and the airport indicate this location is currently underleveraged. Investments to expanded transportation options should be considered to enable efficient mobility and facilitate development in this area.</p> <p><input type="checkbox"/> Northlake Mall - Located at I-285 and Lavista Road, the Northlake Mall is an existing employment center that should continue to be supported through this the Strategic Plan and the County's Comprehensive Plan.</p> <p><u>Industry Characteristics</u></p> <ul style="list-style-type: none"> • Target Area: FPS and Life Sciences • Supporting Industries: Specialty Retail, IT Services, & Educational Services. 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<p>West Central DeKalb Employment Center Location (check one):</p> <p><input type="checkbox"/> <u>Intersection of Briarcliff Road North Druid Hills Road</u> - With direct access to I-85, this area contains office and retail space, and is linked to the healthcare engines of the Clifton Corridor. A significant opportunity exists to expand the life sciences cluster. Only a short distance north of Emory and CDC, this currently only houses a strip mall and has potential for further development.</p> <p><input type="checkbox"/> <u>Intersection of I-85 and Clairmont Road</u> - Serving as a major interstate access for much of the district, this strategically located exit can build off of the success of adjoining Brookhaven. This employment center can build on existing development nearby at Executive Park.</p> <p><input type="checkbox"/> <u>Intersection of N Druid Hills Road and Lavista Road</u> - Offers opportunity for expansion. Currently houses a Georgia Department of Labor career center, restaurants, office space and retail establishments. Existing infrastructure would have to be upgraded to allow for greater density in this area.</p> <p><u>Industry Characteristics</u></p> <ul style="list-style-type: none"> • Target Area: FPS, Life Sciences, Tourism • Supporting Industries: General Retail, IT Services, Educational Services 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<p>Southwest DeKalb Employment Center Location (check one):</p> <p><input type="checkbox"/> <u>I-20/ Candler Road</u> - Currently housing the South DeKalb Mall, this exit is well positioned and has plenty of available infrastructure for redevelopment.</p> <p><input type="checkbox"/> <u>I-20 / I-285 Interchange</u>: This junction of two interstate highways has large tracts of undeveloped land located nearby.</p> <p><input type="checkbox"/> <u>Memorial Drive</u>: The segment of Memorial Drive between Atlanta and Avondale Estates could stand to benefit greatly from redevelopment and currently only houses underperforming or underutilized retail and commercial establishments.</p> <p><input type="checkbox"/> <u>Moreland Area</u>: Already a substantial commercial logistics and manufacturing corridor, the Moreland area is close to the I-675 / I-285 Interchange and has room for additional growth.</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			

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<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.

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.



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	



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	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

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	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	

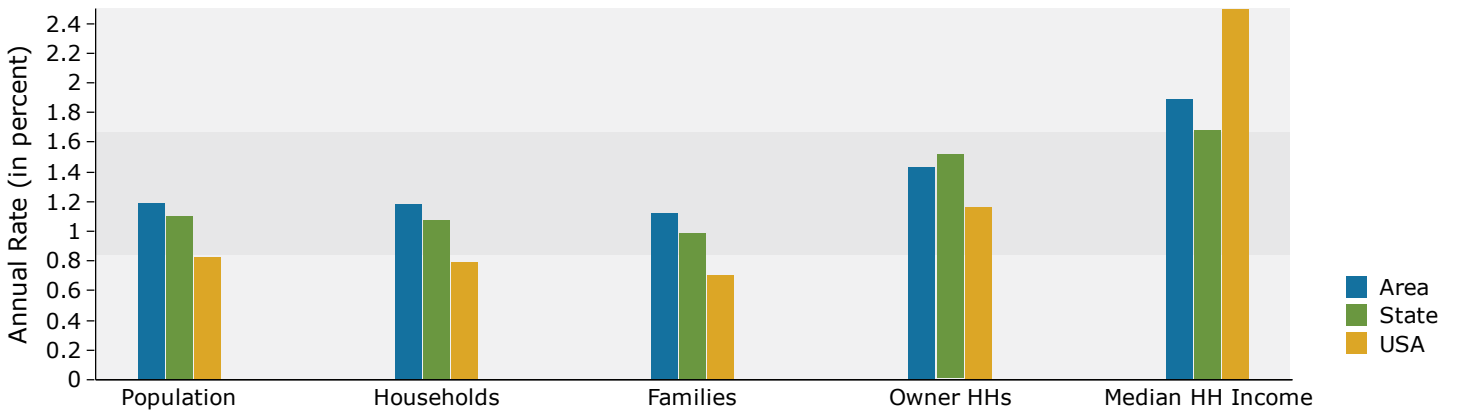
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	367	6.9%	368	6.2%	395	6.3%
5 - 9	425	8.0%	384	6.5%	398	6.4%
10 - 14	498	9.4%	400	6.8%	416	6.6%
15 - 19	459	8.7%	400	6.8%	377	6.0%
20 - 24	335	6.3%	419	7.1%	352	5.6%
25 - 34	664	12.5%	1,005	17.0%	1,302	20.8%
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%

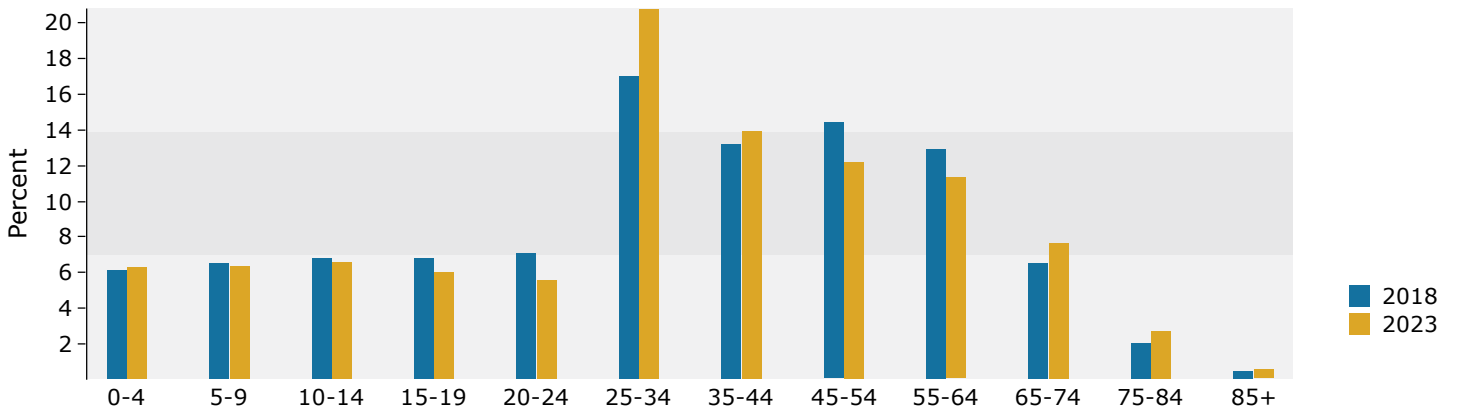
Data Note: Income is expressed in current dollars.

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

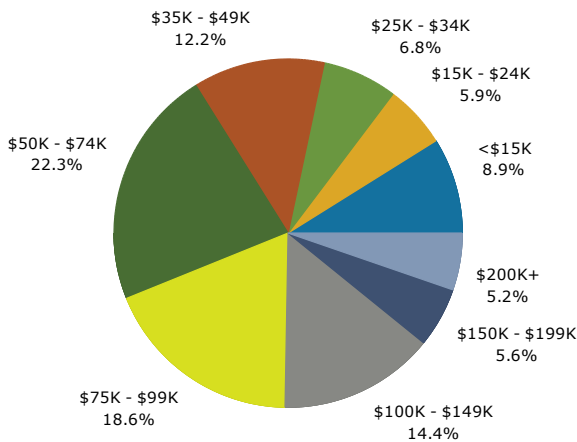
Trends 2018-2023



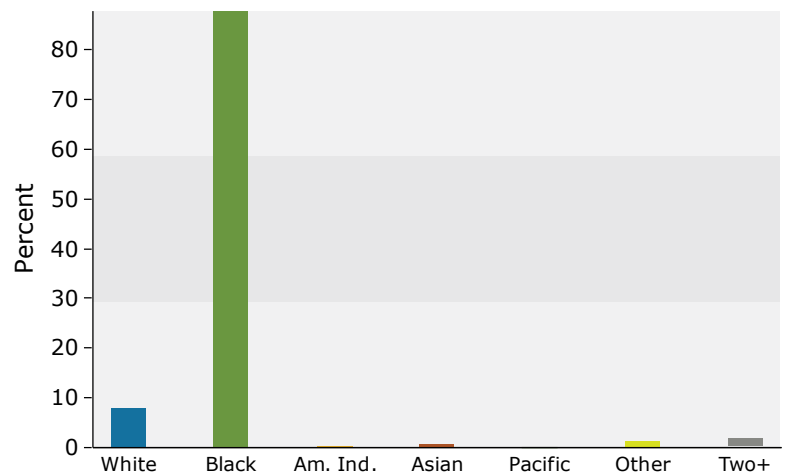
Population by Age



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

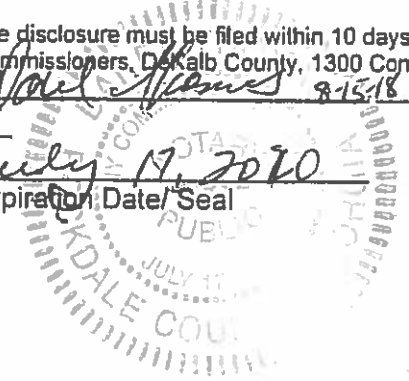
If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:
1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during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

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.

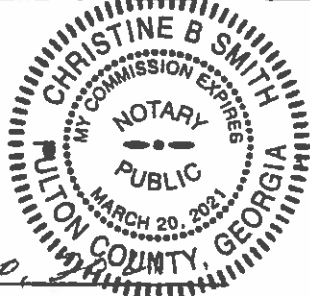
The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O and the Board of Commissions, DeKalb County, 1300 Commerce Drive, Decatur, Ga 30030.

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:

(X) 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?

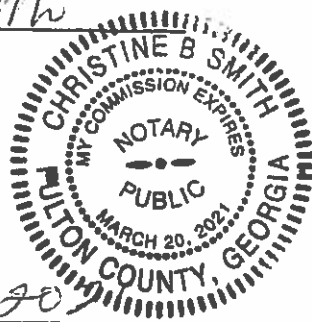
Yes _____ No *

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".



Vicinity Map



FIRM Panel Vignette

ZONING: M-1

MINIMUM LOT AREA: 10,000 SQ FT

MINIMUM FRONT SETBACK: 10 FT

MINIMUM SIDE SETBACK: 5 FT

MINIMUM REAR SETBACK: 5 FT

MINIMUM LOT WIDTH: 30 FT

MINIMUM LOT DEPTH: 100 FT

MINIMUM LOT AREA: 10,000 SQ FT

MINIMUM LOT WIDTH: 30 FT

MINIMUM LOT DEPTH: 100 FT

MINIMUM LOT AREA: 10,000 SQ FT

MINIMUM LOT WIDTH: 30 FT

MINIMUM LOT DEPTH: 100 FT

MINIMUM LOT AREA: 10,000 SQ FT

MINIMUM LOT WIDTH: 30 FT

MINIMUM LOT DEPTH: 100 FT

MINIMUM LOT AREA: 10,000 SQ FT

MINIMUM LOT WIDTH: 30 FT

MINIMUM LOT DEPTH: 100 FT

MINIMUM LOT AREA: 10,000 SQ FT

MINIMUM LOT WIDTH: 30 FT

MINIMUM LOT DEPTH: 100 FT

MINIMUM LOT AREA: 10,000 SQ FT

MINIMUM LOT WIDTH: 30 FT

MINIMUM LOT DEPTH: 100 FT

MINIMUM LOT AREA: 10,000 SQ FT

MINIMUM LOT WIDTH: 30 FT

MINIMUM LOT DEPTH: 100 FT

MINIMUM LOT AREA: 10,000 SQ FT

MINIMUM LOT WIDTH: 30 FT

MINIMUM LOT DEPTH: 100 FT

MINIMUM LOT AREA: 10,000 SQ FT

MINIMUM LOT WIDTH: 30 FT

MINIMUM LOT DEPTH: 100 FT

MINIMUM LOT AREA: 10,000 SQ FT

MINIMUM LOT WIDTH: 30 FT

MINIMUM LOT DEPTH: 100 FT

MINIMUM LOT AREA: 10,000 SQ FT

MINIMUM LOT WIDTH: 30 FT

MINIMUM LOT DEPTH: 100 FT

MINIMUM LOT AREA: 10,000 SQ FT

MINIMUM LOT WIDTH: 30 FT

MINIMUM LOT DEPTH: 100 FT

MINIMUM LOT AREA: 10,000 SQ FT

MINIMUM LOT WIDTH: 30 FT

MINIMUM LOT DEPTH: 100 FT

MINIMUM LOT AREA: 10,000 SQ FT

MINIMUM LOT WIDTH: 30 FT

MINIMUM LOT DEPTH: 100 FT

MINIMUM LOT AREA: 10,000 SQ FT

MINIMUM LOT WIDTH: 30 FT

MINIMUM LOT DEPTH: 100 FT

MINIMUM LOT AREA: 10,000 SQ FT

MINIMUM LOT WIDTH: 30 FT

MINIMUM LOT DEPTH: 100 FT

MINIMUM LOT AREA: 10,000 SQ FT

MINIMUM LOT WIDTH: 30 FT

MINIMUM LOT DEPTH: 100 FT

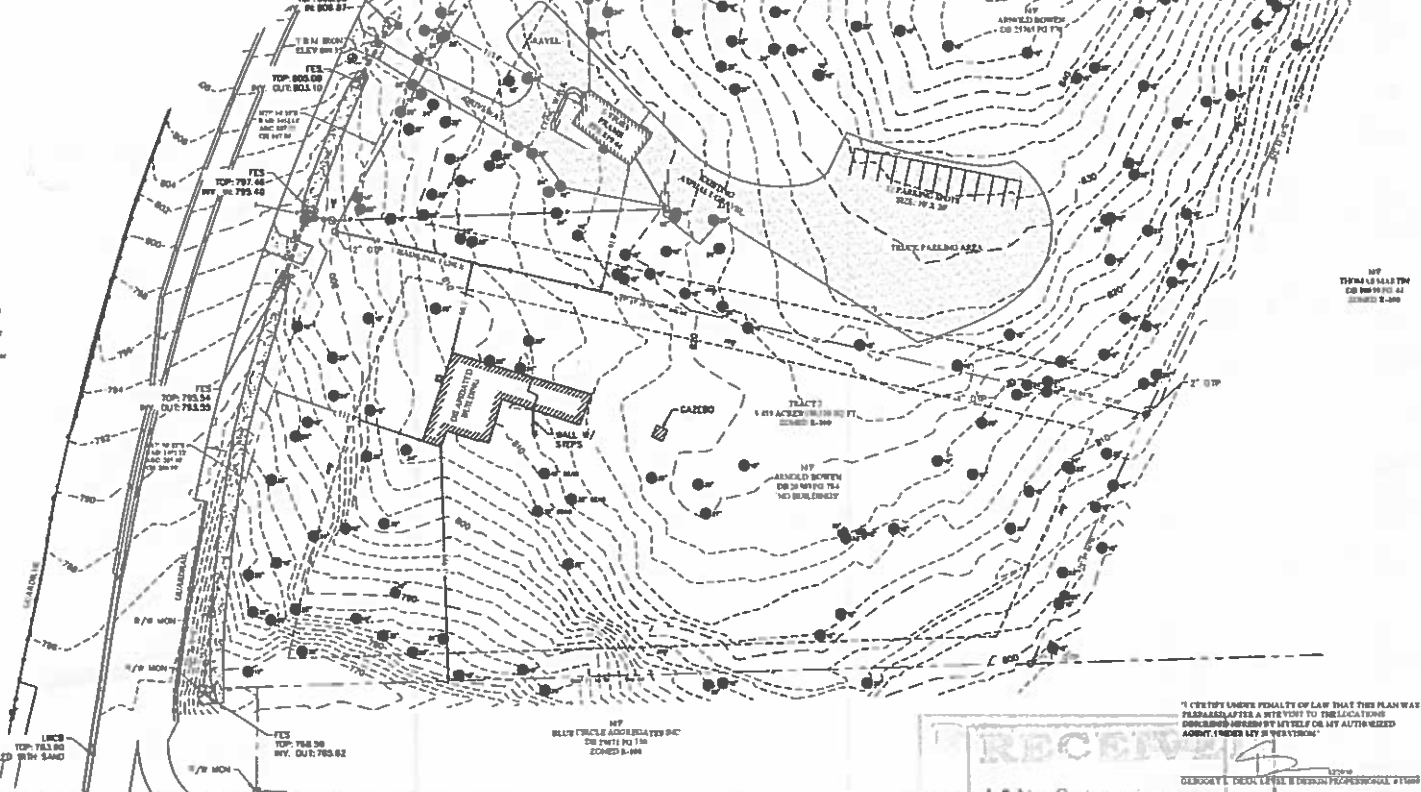
MINIMUM LOT AREA: 10,000 SQ FT

MINIMUM LOT WIDTH: 30 FT

MINIMUM LOT DEPTH: 100 FT

MINIMUM LOT AREA: 10,000 SQ FT

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 FIRM 1:1 SCALE OF DETAIL COUNTY (CITY OF LITHONIA)
GEORGIA PANEL # 140900114L, EFFECTIVE ON 12/06/2016



GRID NORTH
GEORGIA WEST ZONE
CALCULATED BY
SCALE 1"=40'

DATE

BY

DATE

BY

DATE

BY

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BY

DATE

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BY

DATE

BY

DATE

ZONING EXHIBIT
PREPARED FOR VINCENT BERNARD
1422 ROCK CHAPEL ROAD
LITHONIA, GEORGIA 30058
DATE 12-26-2018



PROJECT
19385.02

SHEET
1 OF 1

RDC CIVIL
12-26-2018
BOUNDARY
zone, inc.

www.boundaryzone.com
1422 ROCK CHAPEL ROAD
LITHONIA, GEORGIA 30058
PH: 770-321-1144
www.boundaryzone.com

THIS PLAN IS A RESTATEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CONSTITUTE OR CREATE A NEW PARCEL. THE RECREATION OF THE ORIGINAL MAP, PLAT, OR OTHER INSTRUMENT WHICH CREATED THE PARCEL OR PARCELS AND THE RECORD THEREOF OF THIS PLAN DOES NOT IMPLY APPROVAL OF ANY LOCAL, APPLICABLE, REGULATORY OR PERMIT COMPLIANCE WITH LOCAL, STATE OR FEDERAL REQUIREMENTS. THE UNDERGROUND LAND SURVEY OR CENTER LINE THAT THIS PLAN COINCIDES WITH THE AMERICAN NATIONAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 13-2-27.

12/1/19
12/1/19



FOR THE FIRM
BOUNDARY ZONE, INC.
L.S. 1919
NOT VALID WITHOUT
ORIGINAL SIGNATURE

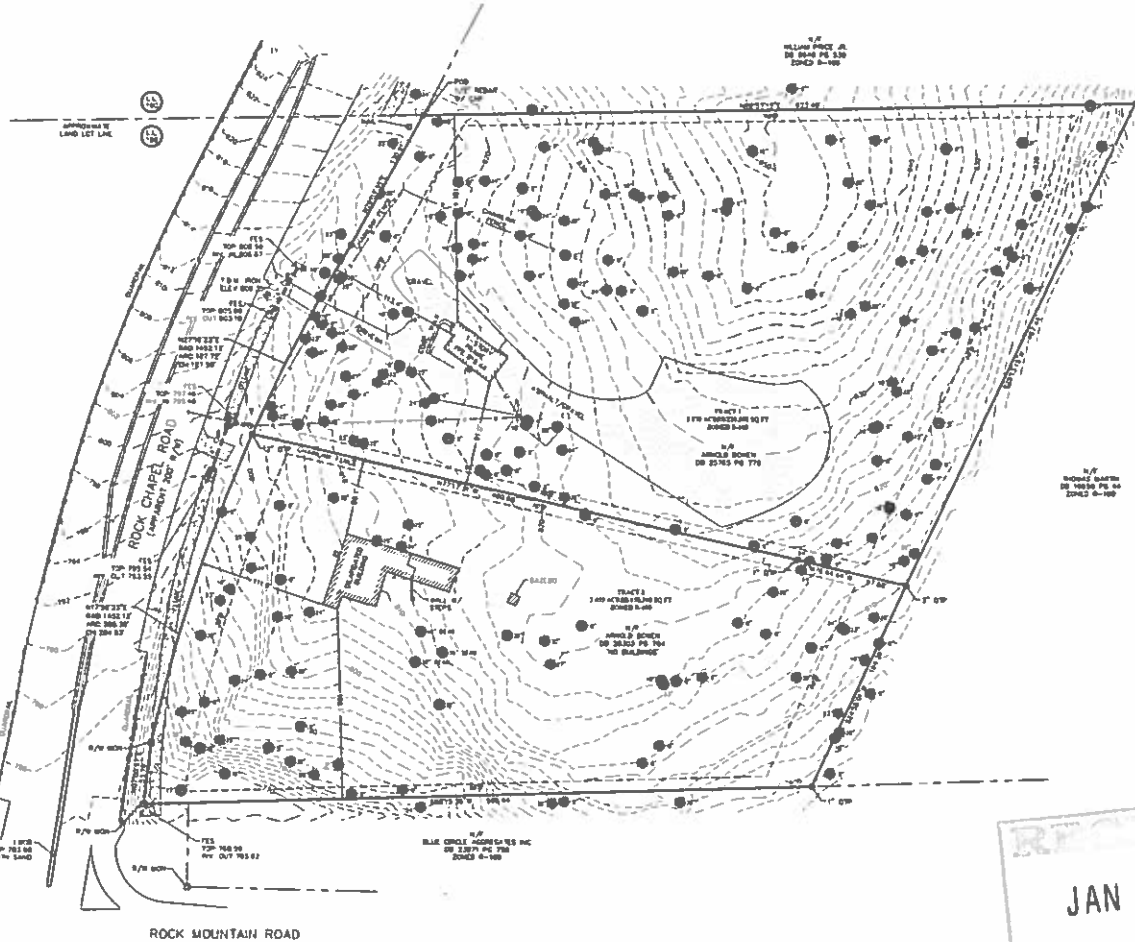
ZIPING INFORMATION

1. THE FEE WILL BE \$150 PER LOT AND CONTACT
CONTACTS AND SUBJECT TO THE LOCAL COUNTY
BUILDING CODE AND ORDINANCES

MINIMUM LOT SIZE 11,000 SQ
MINIMUM LOT WIDTH 50 FT
MINIMUM SETBACK FROM ADJ. LOTS 10 FT
MINIMUM COVER AND 50%

PLANNING RESTRICTIONS

THIS IS REVIEWED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THE INFORMATION IS REPORTED FROM THE SURVEYOR'S RECORDS FROM THE RECORD OF CITY PLANNING AND ZONING DEPARTMENT.



RECEIVED
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BY:

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COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT
AND BURDEN THE PROPERTY.

THIS PLAN WAS PREPARED FROM THE EXISTING SURVEY OF THE PROPERTY, POSSESSION, OR
TITLE, TRACTED HEREIN, AND IS NOT TO BE EXTENDED TO ANY UNIMPROVED PORTION OF
THE PROPERTY A RECREATION PLAN BY THIS SURVEYOR'S HANDS AND FEET.

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AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE
WRITTEN PERMISSION OF THIS SURVEYOR.

TOTAL AREA 9.22 ACROSS 17.14 ACRES
SECTION 13-2-27, O.C.G.A. SECTION 13-2-27
FIELDWORK PERFORMED ON 12/1/19

THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE
ACCURATE WITHIN ONE FOOT IN 1000 FEET

THIS PLAN HAS BEEN PREPARED USING A TRIMBLE 5800 SCOUTS TOTAL STATION

THE FIELD DATA USED IN THIS MAP OR PLAN IS BASED ON A RELATIVE
FUNCTIONAL ACCURACY OF 5 MM/FT

LEGEND	
○ PROPERTY CORNER	○ POWER/LIGHT POLE
○ FOUND (AS NOTED)	○ GUY WIRE
○ 1/2" IRON PIPE	○ POWER METER
○ 1/2" IRON PIPE	○ GAS VALVE
○ 1/2" IRON PIPE	○ CABLE BOX
○ 1/2" IRON PIPE	○ TELEPHONE BOX
○ 1/2" IRON PIPE	○ BOX
○ 1/2" IRON PIPE	○ POWER LINE
○ 1/2" IRON PIPE	○ UNDER-CAR UTILITY LINE
○ 1/2" IRON PIPE	○ 2-SEWER LINE
○ 1/2" IRON PIPE	○ GAS LINE
○ 1/2" IRON PIPE	○ CABLE LINE
○ 1/2" IRON PIPE	○ TELEPHONE LINE
○ 1/2" IRON PIPE	○ 2-POWER LINE
○ 1/2" IRON PIPE	○ CONDUIT LINE
○ 1/2" IRON PIPE	○ BUILDING SETBACK LINE
○ 1/2" IRON PIPE	○ CONCRETE
○ 1/2" IRON PIPE	○ TOP EDGE OF PAVEMENT
○ 1/2" IRON PIPE	○ LL LAND LOT
○ 1/2" IRON PIPE	○ R/W SIDE OF FOREMAY
○ 1/2" IRON PIPE	○ R/W NORTH-SOUTH
○ 1/2" IRON PIPE	○ P.A. PROPERTY LINE
○ 1/2" IRON PIPE	○ OVERPASS
○ 1/2" IRON PIPE	○ C.B. CATCH BASIN
○ 1/2" IRON PIPE	○ OUT CONTROLLED
○ 1/2" IRON PIPE	○ P.C. HANGAR
○ 1/2" IRON PIPE	○ P.P. PAVED FLOOR ELEVATION
○ 1/2" IRON PIPE	○ F.F. FINISHED FLOOR ELEVATION
○ 1/2" IRON PIPE	○ S.F. GARAGE FLOOR ELEVATION
○ 1/2" IRON PIPE	○ P.F. PLAT BOOK
○ 1/2" IRON PIPE	○ P.P. PAGE
○ 1/2" IRON PIPE	○ POINT OF BEGINNING
○ 1/2" IRON PIPE	○ POINT OF COMMENCEMENT
○ 1/2" IRON PIPE	○ ROAD NORTH AMERICAN BARRAN
○ 1/2" IRON PIPE	○ ROAD NORTH AMERICAN HERICAL, BARRAN
○ 1/2" IRON PIPE	○ HANGAR TREE
○ 1/2" IRON PIPE	○ PINE TREE



BOUNDARY
zone, inc.
LAND SURVEYING & ARCHITECTURE
LAND PLANNING & ARCHITECTURE

1715 BOUNDARY ZONE DR. SUITE 100
DUBLIN, GA 31006
770.271.2772 © 1999-2019

PROJECT
1938502
SHEET
1 OF 1

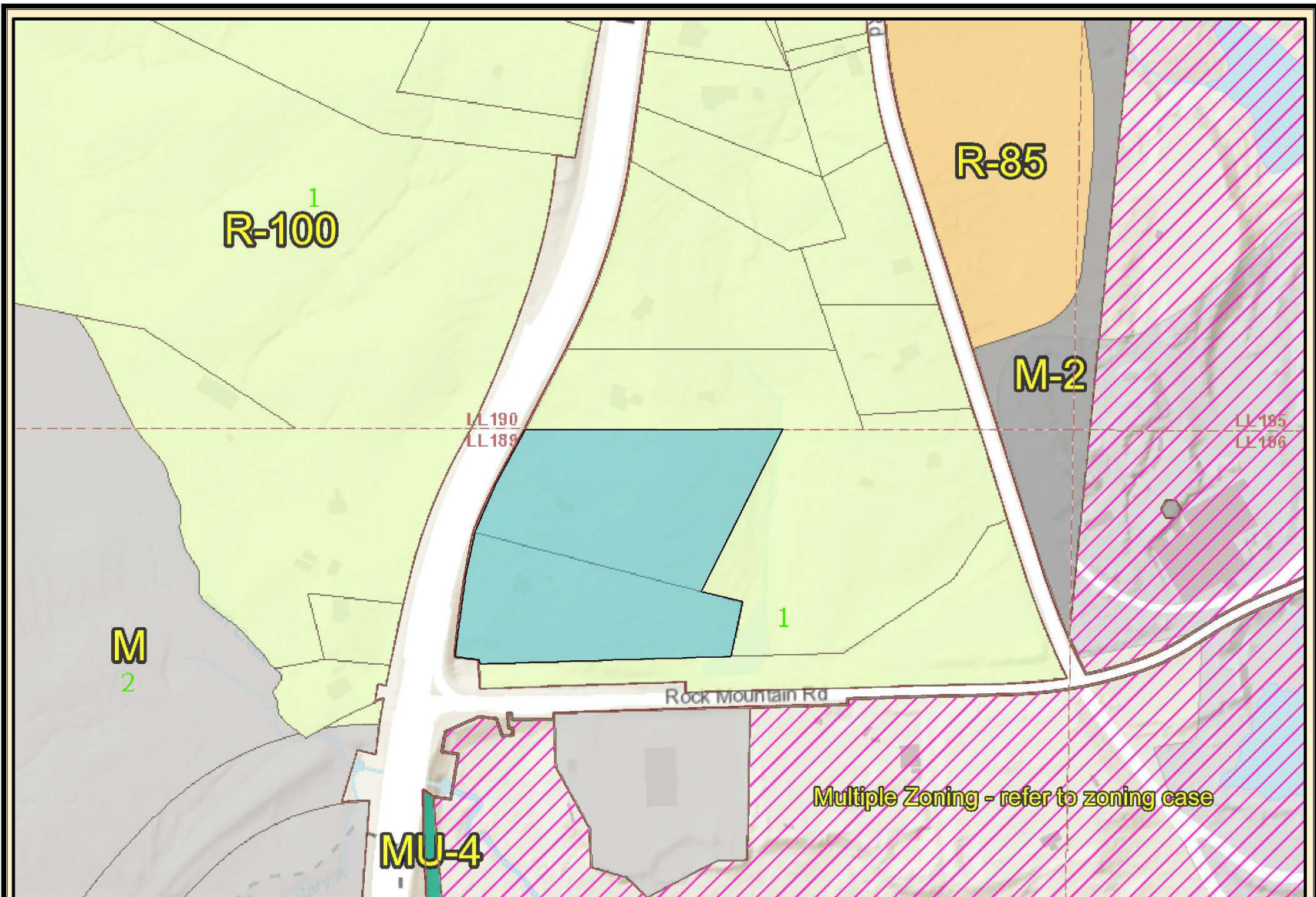
BOUNDARY, TOPOGRAPHIC, & TREE SURVEY
PREPARED FOR: VINCENT REDWARD
LAND LOT 185, 16TH DISTRICT
DEKALB COUNTY, GEORGIA - 121118

GRID NORTH
GA WEST ZONE
8402 1983
DATUM NAD 1983
SCALE 1"=40'

DATE:

REVISIONS:

NO. DATE DESCRIPTION



LP-19-1235181 Zoning Map

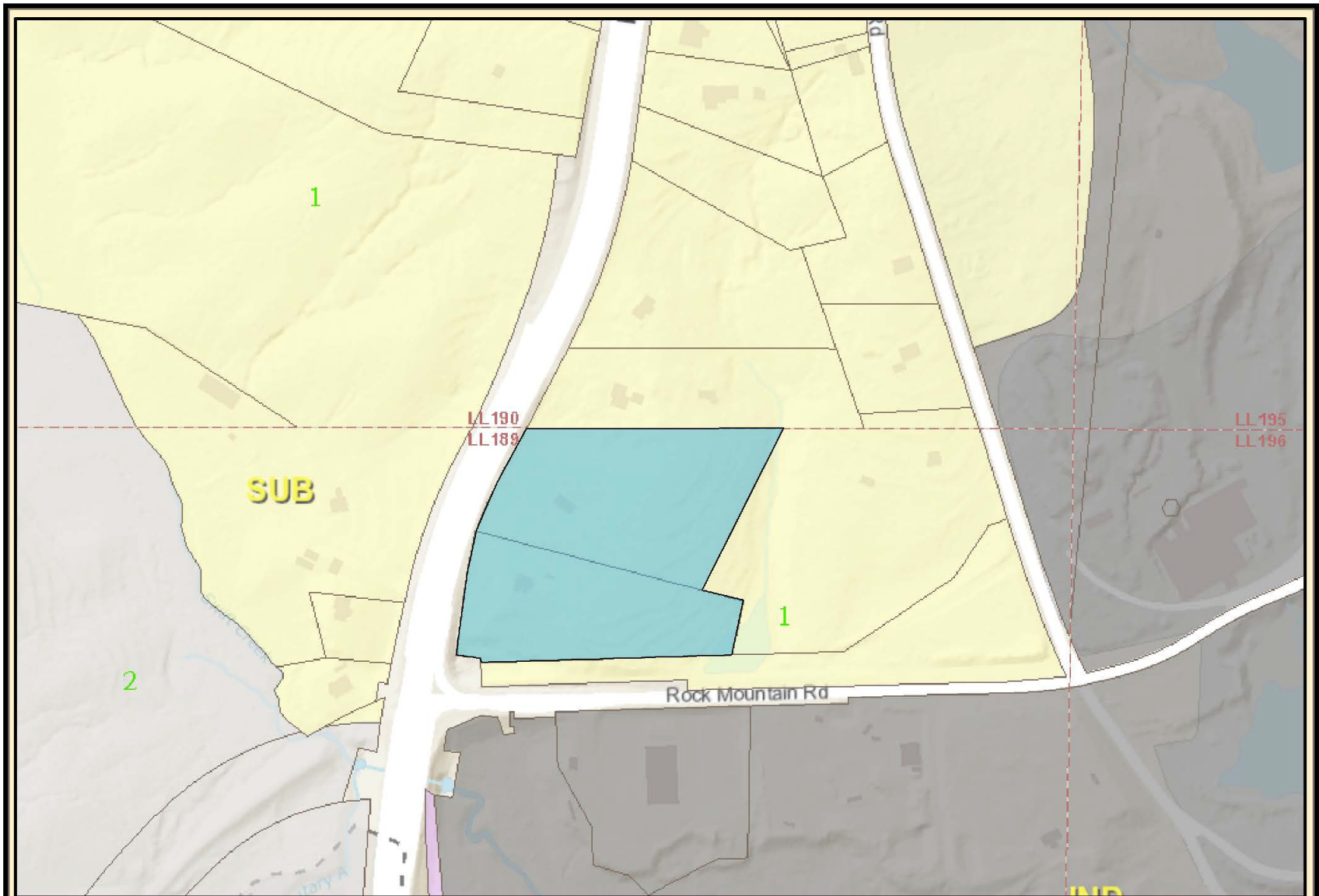


Date Printed: 2/6/2019



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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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