



DeKalb County Department of Planning & Sustainability

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

**Planning Commission Hearing Date: May 07, 2019, 6:30 P.M.
Board of Commissioners Hearing Date: May 28, 2019, 6:30 P.M.**

STAFF ANALYSIS

Case No.: Z-19-1243173 **Agenda #:** N.7

Location/Address: The east side of Janie Way and the west side of North Deshon Road at 425, 433 and 441 North Deshon Road, Stone Mountain, Georgia. **Commission District:** 4 **Super District:** 7

Parcel ID: 18-030-01-011; 18-030-01-012; 18-030-01-013

Request: To rezone property from R-100 (Residential Medium Lot) District to NS (Neighborhood Shopping) District to develop general commercial uses within a 5,000 square foot retail shopping plaza.

Property Owners: Howard Burke

Applicant/Agent: Phillip Witherington For Howard Burke

Acreage: 2.03 Acres

Existing Land Use: One (1) Single-Family Detached Residence

Surrounding Properties: Single-Family Detaches Residences; Publix Shopping Center Auto Zone; Quik Trip; Retail Commercial Uses

Adjacent & Surrounding Zoning: East, West: RSM (Small Lot Residential Mix) District
North, West & South: R-100 (Residential Medium Lot) District

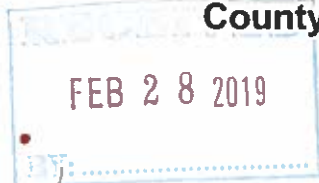
Comprehensive Plan: Suburban (TN) Consistent X

| | |
|---|------------------------------------|
| Proposed Building Square Feet: 5,000 Square Feet | Existing Units: Undeveloped |
| Proposed Lot Coverage: None Stated | Existing Lot Coverage: None |



DEPARTMENT OF PLANNING & SUSTAINABILITY

Rezoning Application to Amend the Official Zoning Map of DeKalb
County, Georgia



Date Received: 2/15/19 Application No: Z-19 1243173

Applicant Name: PHILLIP WITHERINGTON FOR HOWARD BURKE

Applicant E-Mail Address: PW@PHILLIPWITHERINGTON.COM

Applicant Mailing Address: 1633 MONCRIEF CIRCLE DECATUR, GA 30033
AND 112 BLACKSTON COURT FAIR PLAY, S.C. 29643

Applicant Daytime Phone: 404-808-4554 Fax: N/A

Owner Name: HOWARD BURKE
If more than one owner, attach list of owners.

Owner Mailing Address: 423 CLEVELAND FERRY RD. FAIR PLAY, S.C. 29643

Owner Daytime Phone: 706-499-5747

Address of Subject Property: 433, 441, 425 N. DESHONG RD. STONE MOUNTAIN,
GA. 30087

Parcel ID#: 18 030 01 012, 18 030 01 013, 18 030 01 011

Acreage: 0.7, 0.7, 0.7 Commission District: 4 & 7

Present Zoning District(s): R-100

Proposed Zoning District: NS

Present Land Use Designation: SMRB

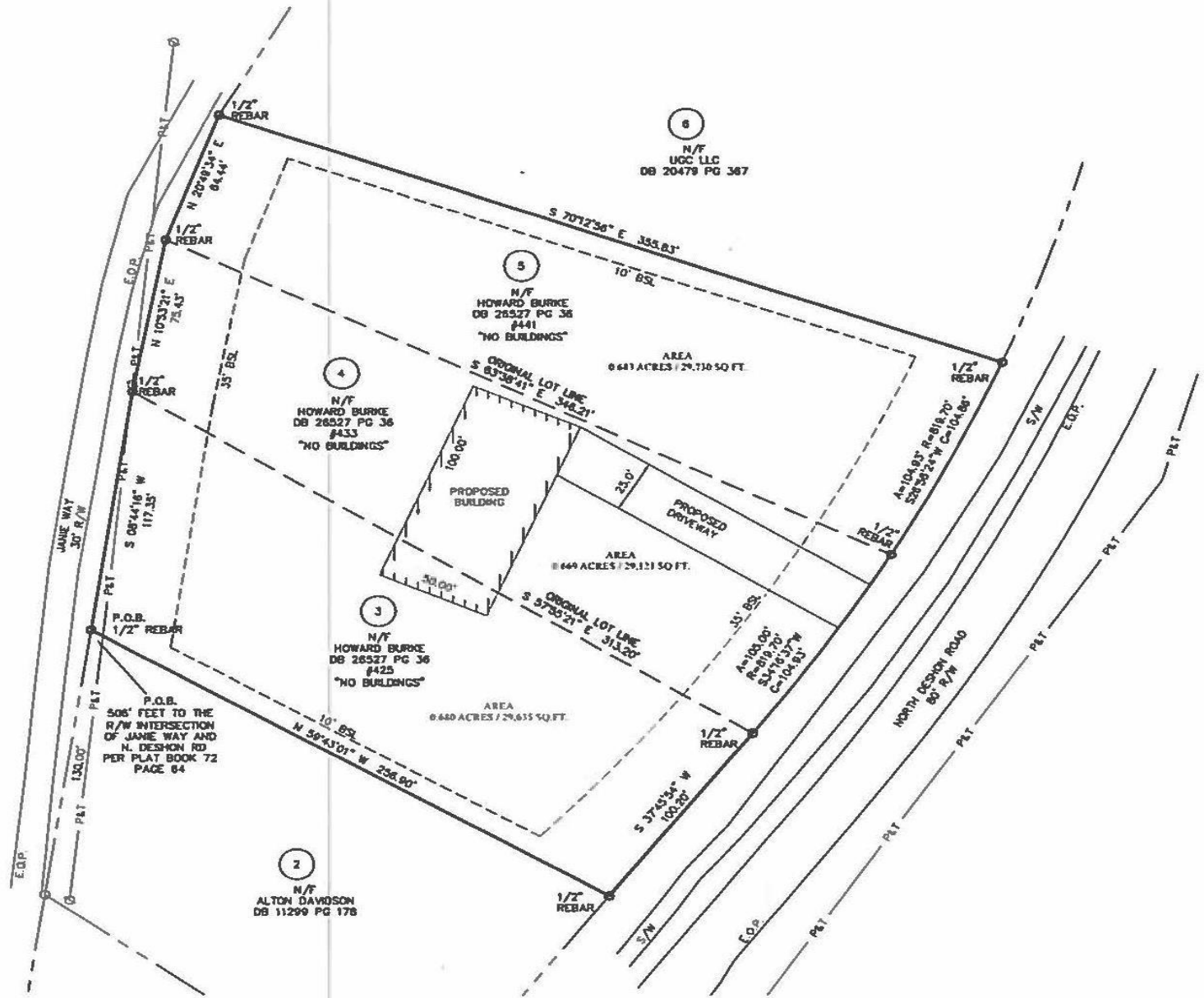
Proposed Land Use Designation (if applicable): N/A



FOR THE FIRM
BOUNDARY ZONE, INC.
LSF #939

NOT VALID WITHOUT
ORIGINAL SIGNATURE

Ben E. Butterworth
BEN E. BUTTERWORTH RLS #2294 DATE 03/06/2019



| | | | | | | | | | |
|-------------------------------------|---------------|---------------------|-------------------|---------------------|---------------------------|--------------------|------------------------------|---------------------------|------------------------------------|
| ○ PROPERTY CORNER FOUND (AS NOTED) | ⊙ MANHOLE | ⊕ A/C UNIT | ⊕ GAS VALVE | LL LAND LOT | C.B. CATCH BASIN | -S- SEWER LINE | BSL BUILDING SETBACK LINE | DB DEED BOOK | F.K.A. FORMERLY KNOWN AS |
| ● 1/2" REBAR WITH CAP SET LSF # 839 | ⊖ CLEAN OUT | -< GUY WIRE | ⊕ CABLE BOX | N/F NOW OR FORMERLY | CHT CANTILEVER | -G- GAS LINE | CONC. CONCRETE | PB PLAT BOOK | NAD NORTH AMERICAN DATUM |
| ⊕ R/W MONUMENT | ⊕ WATER METER | ⊕ JUNCTION BOX | ⊕ POWER METER | R/W RIGHT-OF-WAY | ⊕ TELEPHONE BOX | -C- CABLE LINE | EDP EDGE OF PAVEMENT | PG PAGE | NVDV NORTH AMERICAN VERTICAL DATUM |
| ⊕ FIRE HYDRANT | ⊕ WATER VALVE | ⊕ OUTFLOW STRUCTURE | ⊕ POWER BOX | P/L PROPERTY LINE | ⊕ SIGN | -T- TELEPHONE LINE | BFE BASEMENT FLOOR ELEVATION | POB POINT OF BEGINNING | |
| | ⊕ POWER POLE | ⊕ DRAINAGE INLET | ⊕ REGULAR PARAPET | OH OVERHANG | -W- WATER LINE | -X- FENCE LINE | BFE GARAGE FLOOR ELEVATION | POC POINT OF COMMENCEMENT | ⊕ HARDWOOD TREE |
| | ⊕ LIGHT POLE | ⊕ POWER/LIGHT POLE | ⊕ HANDICAP | ⊕ GAS METER | -U- OVERHEAD UTILITY LINE | -EAO- CONTOUR LINE | FTE FINISHED FLOOR ELEVATION | A.K.A. ALSO KNOWN AS | ⊕ PINE TREE |

